STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2008.

Notary Public
MY COMMISSION EXPIRES: My Commission Expires: Aug. 22, 2011
File No. W8-5418D

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/24/08 10:39 2 pgs
Fees:13.00 Taxes:519.85

20080424-0041906

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Felicity G. Carr, unmarried (NAME)	Taylor, Bean & Whitaker (NAME)	61-14-165
3724 Hilltop Road (STREET ADDRESS	1417 N. Magnolia Ave (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Ocala FL 34475 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Oakwood Property Management, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Felicity Carr, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 119 on the plan of CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, as shown by plat of record in Plat Book 894, Page 640-641, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot 119 fronts 50 feet on the easterly side of Craig Street (now Hilltop Ave.), and runs back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Oakwood Property Management, LLC from JP Morgan Chase Bank, as Trustee, by Special Warranty Deed dated March 23, 2007, as Instrument No. 20070524-0062231, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3724 Hilltop Road, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11th day of April, 2008.

OAKWOOD PROPERTY MANAGEMENT, LLC

By: _____
Darren Tate, Chief Manager

April 11, 2008
Date

STATE OF TENNESSEE

COUNTY OF Robertson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Darren Tate, Chief Manager, for Oakwood Property Management, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Chief Manager of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of April, 2008.

My Commission Expires: 9/26/11

_____
Notary Public

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066