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Davidson County DEEDWARR
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Fees:13.00 Taxes:308.95
20080805-0080329

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008. Notary Public MY COMMISSION EXPIRES: May 23, 2009. (AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN MY COMMISSION EXP. MAY 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EastOak, LLC and Curtis M. Groves	EastOak, LLC and Curtis M. Groves	**91-8-203**
(NAME)	(NAME)	
707 42nd Avenue North	707 42nd Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **William Daniel Oakley, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EastOak, LLC, a Limited Liability Company, an eighty six and two thirds interest and Curtis M. Groves a thirteen and one third interest**, 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 15 on an unrecorded Map prepared by Watkins and Murray, Surveyors, of the property of Thomas D. Woodward, made September 5, 1946, being a Re-Subdivision of a tract of land in the 5th, formerly 12th, Ward of the City of Nashville, not of record known as the Lockhart Property. Said property being more particularly described according to a survey made by John B. Kohl, III dated March 8, 1988 as follows:

SAID Lot No. 15 fronts 50 feet on the northerly margin of Michigan Avenue and extends back 155 feet between parallel lines to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to William Daniel Oakley, married by deed from Mary Ann Sisson and Violet Louise Willis Boyden, as joint tenants with right of survivorship dated of record in Instrument No. 20080222-0017335 Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☒
This is improved ☐ property, known as **4528 Michigan Avenue, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this **31st day of July, 2008.**

William Daniel Oakley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **William Daniel Oakley** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2008.

Commission expires: May 23, 2009

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public