File No. 210040048

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100025585 DEEDWARR
Recvd: 04/29/10 11:16 2 pgs
Fees:13.00 Taxes:555.00
20100429-0032600

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily : Cornell	Fifth Third Mortgage Company	
(NAME) 201 Belding Drive	(NAME) 5050 Kingsley Drive	MAP/PARCEL 08511005400
(ADDRESS) Nashville, TN 37214	(ADDRESS) Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Richard G. Oakley Jr. and Rodger G. Oakley Co-executors of the Estate of Harriett Ellen Oakley**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey **unto Emily Cornell, a married woman**, ** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

**and husband, David B , Cornell

Land in Davidson County, Tennessee, being all of Lot No. 86 on the Plan of Section Three, Stanford Country Club Estates, of record in Plat Book 2900, Page 67, as amended in Book 3134, Page 148, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard G. Oakley and wife, Harriett P. Oakley, by Deed from Carl Batson and wife, Bettye H. Batson, of record in Book 3097, Page 14, dated June 16, 1960 and filed for record on June 22, 1960, Register's Office for Davidson County, Tennessee. The said Richard G. Oakley died on June 29, 1998, leaving Harriett P. Oakley the sole surviving tenant by the entirety. The said Harriett P. Oakley died testate on December 24, 2009 devising subject property to Richard G. Oakley, Jr. and Rodger Oakley as evidenced by the Last Will and Testament of Harriett Ellen Oakley filed under Docket 10P452, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Restrictions of record in Book 3026, Page 310, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 201 Belding Drive, Nashville, TN 37214
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 our hands this 23rd day of April, 2010.

Richard G. Oakley Jr. co-executor of the Estate of Harriett Ellen Oakley

Richard G. Oakley Jr.

Rodger G. Oakley co-executor of the Estate of Harriett Ellen Oakley

Rodger G. Oakley

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard G. Oakley Jr and Rodger G. Oakley with whom I am personally acquainted and who upon their oath acknowledged themselves to be the co-executors of The estate of Harriett E. Oakley the within named bargainer, and that, Richard G. Oakley Jr. and Rodger G. Oakley, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 23rd day of April, 2010.

Commission expires:

June 5, 2012

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

G-KW-10-201