WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/11 14:24 2 pgs
Fees:13.00 Taxes:832.50
20110512-0036654

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$225,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of May, 2011.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Fredrick D. Oakley	SAME	092-13-0-244.00
3807 Nevada Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jacob C. Dexheimer, ~~unmarried~~**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Fredrick D. Oakley**, unmarried, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: * married. Jay Dexheimer joins in this conveyance to convey any and all marital rights she may have in and to said property.

Being part of Block No. 30 on the Map of Charlotte Park Company's Second Addition Extended, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING on the southerly margin of Nevada Avenue, formerly 3rd Avenue, 150.0 feet westerly from the westerly margin of 38th Avenue North (formerly "A" Street); running thence westerly with the southerly margin of Nevada Avenue 50.0 feet; thence southerly and parallel with 38th Avenue North 150 feet to the northerly margin on an alley; thence easterly with the northerly margin of said alley 50.0 feet; thence northerly and parallel with 38th Avenue North, 150 feet to the beginning.

Being the same property conveyed to Jacob C. Dexheimer, unmarried, by deed from Hoyt Bell Limited Partnership, on May 19, 2006, of record in Instrument Number 20060525-0061541, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 10, Register's Office Davidson County, Tennessee.

This is improved property known as: **3807 Nevada Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 2, 2011.

Jacob C. Dexheimer

Jay Dexheimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jacob C. Dexheimer and wife, Joy Dexheimer,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 2, 2011

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY