WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110040289 DEEDWARR
Recvd: 07/06/11 07:46 2 pgs
Fees:13.00 Taxes:129.50
20110706-0051444

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

DANIEL SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald O. Riddle Jr.	Donald O. Riddle Jr.	52-13A-35.00 C
(NAME)	(NAME)	
2734 Penn Meade Dr.	126 Country Hills Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hendersonville, TN 37075	
(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, **Oak Capital REO, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald O. Riddle, Jr. and wife, Carolyn J. Riddle**, 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 Unit No. 35 as created and established by Master Deed and By Laws for River Glen a Horizontal Property Regime in Book 7566, Page 571, Register's Office for Davidson County and as shown and described on the Plan for River Glen, Phase I, of record in Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee submitted to said Master Deed and By Laws by instrument of record in Book 7724, Page 289, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof, with an undivided percentage interest in the common elements allocated to said unit as set forth in Master Deed and By Laws as may be from time to time amended as planned therein.

This being the same property conveyed to Oak Capital REO, LLC by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee, dated February 8, 2011, filed of record on February 28, 2011, in Instrument No. 20110228-0015838, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 7566, Page 571; Book 6900, Page 671; Book 7724, Page 289, and By-Laws of record Book 7724, Page 289, in the aforesaid Register's Office; and the 2011 County and City Taxes.

unimproved ☐

This is improved ☒ property, known as 2734 Penn Dr., 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 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 24th day of June, 2011.

Oak Capital REO, LLC

By:
Benjamin A. Alev, President

STATE OF ARIZONA

COUNTY OF Pima

Before me, Y. CLARK, a Notary Public of said State and County, personally appeared Benjamin A. Alev, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president of Oak Capital REO, LLC, the within named bargainor, and that he as such president, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the president by himself as such president.

Commission expires: 8.2.12

Official Seal
NOTARY PUBLIC
STATE OF ARIZONA
County of Pima
Y. CLARK
My Commission Expires August 2, 2012

Notary Public