BILL GARRETT, Davidson County
Trans:T20110040424 DEEDWARR
Recvd: 07/06/11 11:31 2 pgs
Fees:13.00 Taxes:551.30
20110706-0051655

WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$149,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/3/12

(AFFIX SEAL)

NELL CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Martin Daniel **And** **Audrey M. Daniel**	Same	**091-12-0E-004.00**
(NAME) **4403 A Georgia Avenue, Unit C**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **Daniel Oakley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin Daniel and Audrey Daniel, husband and wife,** 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:

A certain condominium unit in Davidson County, Tennessee, described as unit 4403 C on the plan of Oakley Town homes, a Horizontal Property Regime as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictions and By-Laws of record in Instrument No. 20070809-0095672 as Amended by the Supplement and Amendment No. 1 of record in Instrument No. 20100113-0003151, said Register's Office.

Being the same property conveyed to Curtis M. Groves and Daniel Oakley by deed dated January 6, 2005 from Jimmie Byford and Jenette Byford, husband and wife, of record in Instrument No. 20050110-0003805, Register's Office for Davidson County, Tennessee. Thereafter Curtis M. Groves conveyed his interest in said property to Daniel Oakley of record in Instrument No. 20100113-0003150, Register's Office.

unimproved ☐

This is improved ☒ property, known as **4403 A Georgia Avenue, Unit C, 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 **24th day of June, 2011**.

Daniel Oakley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Daniel Oakley** 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 24th day of June, 2011.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN