BILL GARRETT, Davidson County
Trans:T20110078848 DEEDWARR
Recvd: 12/13/11 13:27 3 pgs
Fees:18.00 Taxes:1435.60
20111213-0097047

This Instrument prepared by
and after recording return to:
KELLER, TURNER, RUTH, ANDREWS,
GHANEM & HELLER, PLLC
700 12TH AVENUE SOUTH, SUITE 302
NASHVILLE, TENNESSEE 37203

WARRANTY DEED

Address of new owner as follows:
OBERON PROPETY, LLC
700 12th Avenue South, Suite 302
Nashville, TN 37203

Send tax bills to:

Same

Map-Parcel No.
102-16-0-177.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **John B. Avery, III, and wife Sarah H. Avery** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by Oberon Property, LLC (collectively, the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 130, as shown on the map entitled the Plan of Section 8, Hillwood Estates, of record in Plat Book 2133, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN B. AVERY, III AND SPOUSE SARAH H. AVERY, by deed from KATHRYN PARKER CLARK, A SINGLE PERSON, of record in Book 9033, page 930, dated July 30, 1993, said Register's Office.

This is improved property commonly known as: **6109 Elizabethan Drive, Nashville, TN 37205.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors

have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its heirs, successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 12th day of December, 2011.

John B. Avery, III

Sarah H. Avery

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **John B. Avery, III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office on December 12th, 2011.

Notary Public
My commission expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Sarah H. Avery**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office on December 12th, 2011

Notary Public
My commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $388,000.00.

Affiant

Sworn to and subscribed before me
on December [illegible], 2021.

Notary Public
My Commission Expires: [illegible]