File Box 9-B

BILL GARRETT, Davidson County
Trans:T20120023558 DEEDWARR
Recvd: 04/02/12 10:50 2 pgs
Fees:13.00 Taxes:686.35
20120402-0027511

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

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
Cody Nicole Hudgens	Fidelity Bank d/b/a Fidelity Bank Mortgage	~~Part of 091-08-0-358.00~~ 091 080 B 01000 CO
(NAME) **4515 Michigan Avenue**	(NAME) 3 Corporate Square, Suite 700	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Atlanta, GA 30329	
(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, **EastOak, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody Nicole Hudgens**, 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:

Being Townhouse Unit J, Phase 5 on the Plan of EastOak Groves Townhouses, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictive Covenants and By-Laws of record in Instrument No. 20080602-0055567 and as amended in Instrument No. 20091119-0106608 and as further amended in 201005-170037873 and in Instrument No. 20110526-0040369, and in Instrument No. 20120402-0027510 all in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description. The Easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being part of the same property conveyed to EastOak, LLC, a Limited Liability Company, an eighty-six and two thirds interest and Curtis M. Groves, a thirteen and one-third interest by deed dated February 1, 2008 from Henry Hood and Sarah Hood of record in Instrument No. 20080206-0012208, Register's Office for Davidson County, Tennessee and further conveyed to EastOak, LLC by Quitclaim Deed from Curtis M. Groves of record in Instrument No. 20110531-0041204, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4515 Michigan Avenue, 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 28th day of March, 2012.

EastOak, LLC.

By: Jeff C. Estepp, Member

By: Daniel Oakley, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jeff C. Estepp and Daniel Oakley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged **themselves** to be the **Managing Member and Member of EAST OAK, LLC**, the within named bargainor, and that as such **Managing Member and Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as **Managing Member and Member.**

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2012.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public