Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20120058921 DEEDWARR
Recvd: 08/08/12 15:27 2 pgs
Fees: 13.00 Taxes: 1822.25
20120808-0070840

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $492,500.00

Affiant

JOSEPH V. NORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this day of August, 2012

Notary Public
My commission expires:

07-1207-84864

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott A. Marrone 1618 Russell Street Nashville TN 37206	Avenue Bank 11 10th Ave. South, Ste 200 Nashville TN 37203	083-14-0 108.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian K. Oaks and wife, Stephanie E. Oaks, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Scott A. Marrone, _____ and Kimberly Madden, husband and wife, hereinafter called the Grantees, their successors 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 Lot No. 54 on the Plan of Lindsley's Subdivision of the Chadwell Tract of record in Plan Book 2, Page 24, Chancery Court of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian K. Oaks and wife, Stephanie E. Oaks, by deed from Virage, LLC, a Tennessee limited liability company, dated April 29, 2008, recorded April 30, 2008 in Instrument No. 20080430-0044114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1618 Russell Street, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3 day of August, 2012.

Brian K. Oaks

Stephanie E. Oaks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian K. Oaks and Stephanie E. Oaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 3 day of August, 2012.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

