BILL GARRETT, Davidson County
Trans:T20120063766 DEEDWARRSP
Recvd: 08/27/12 09:10 6 pgs
Fees:33.00 Taxes:610.50
20120827-0076713

This Instrument prepared by:
G. Miller Hogan, II, Esq.
FARRIS MATHEWS BOBANGO, PLC
618 Church Street, Suite 300
Nashville, Tennessee 37219

# SPECIAL WARRANTY DEED

| Address of new owner as follows: | Send tax bills to: | Map-Parcel No. |
|---|---|---|
| **Allen K. Oakley and**<br>**Leila P. Oakley**<br>**4113-D Lone Oak Drive**<br>**Nashville, TN 37215** | **(Same)** | **131-03-0E-002** |

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Know all men by these presents that, **Suzanne S. Oppleman, Robin Schatten Mishkin and Kent Harrell as Co-Executors of the Estate of Sidney W. Schatten** (hereinafter 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 **Allen K. Oakley and wife, Leila P. Oakley** (hereinafter collectively the "Grantees"), 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 Grantees, 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 Grantor 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 Unit 2, as shown on the map entitled Lone Oak Condominiums, of record as Plat Book 6200, page 103, 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 SIDNEY W. SCHATTEN and wife, DELORES B. SCHATTEN, by deed from EMANUEL SCHATTEN, of record as Book 6490, page 578, dated February 5, 1985, said Register's Office, the said DELORES B. SCHATTEN having since died in Davidson County, Tennessee on September 11, 1992; and the said SIDNEY W. SCHATTEN having also since died, testate, in Davidson County, Tennessee on June 21, 2012 his Will being filed of record with the Davidson County Probate Court, Case No. 12P-1023.

This is improved property commonly known as: **4113-D Lone Oak Drive, Nashville, Davidson County, Tennessee 37215.** This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat, including, without limitation the first option of the Lone Oak Condominium Association to purchase the foregoing property as more particularly described in the Master Deed of record in Book 6360, page 65 in the Register's Office for Davidson County, Tennessee.

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

The Grantors, for themselves and their successors and assigns covenants with the Grantees that the 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 Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantors as of the 18 day of August, 2012.

**ESTATE OF SIDNEY SCHATTEN**

BY: _____
Suzanne S. Oppleman, Co-Executor

BY: _____
Robin Schatten Mishkin, Co-Executor

BY: _____
Kent Harrell, Co-Executor

STATE OF South Carolina )
)
COUNTY OF Horry )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Suzanne S. Oppleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Co-Executor of the Estate of Sidney Schatten the within named bargainor, and that she as co-executor, executed the foregoing instrument for the purpose therein contained, by personally signing her name as co-executor.

Witness my hand and seal, at office in South Carolina, this 18th day of August, 2012.

_____
Notary Public

My commission expires: March 24, 2021

WENDY BLYTHE NOTARY PUBLIC SOUTH CAROLINA

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

The Grantors, for themselves and their successors and assigns covenants with the Grantees that the 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 Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantors as of the 7th day of August, 2012.

**ESTATE OF SIDNEY SCHATTEN**

BY:_____
Suzanne S. Oppleman, Co-Executor

BY: Robin Schatten Mishkin
Robin Schatten Mishkin, Co-Executor

BY:_____
Kent Harrell, Co-Executor

STATE OF _____ )
)
COUNTY OF_____ )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Suzanne S. Oppleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Co-Executor of the Estate of Sidney Schatten the within named bargainor, and that she as co-executor, executed the foregoing instrument for the purpose therein contained, by personally signing her name as co-executor.

Witness my hand and seal, at office in _____, this ___ day of August, 2012.

_____
Notary Public

My commission expires:_____

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

The Grantors, for themselves and their successors and assigns covenants with the Grantees that the 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 Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantors as of the 22nd day of August, 2012.

**ESTATE OF SIDNEY SCHATTEN**

BY:_____
Suzanne S. Oppleman, Co-Executor

BY:_____
Robin Schatten Mishkin, Co-Executor

BY: Kent Harrell & Exec.
Kent Harrell, Co-Executor

STATE OF _____ )
)
COUNTY OF _____ )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Suzanne S. Oppleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Co-Executor of the Estate of Sidney Schatten the within named bargainor, and that she as co-executor, executed the foregoing instrument for the purpose therein contained, by personally signing her name as co-executor.

Witness my hand and seal, at office in _____, this ___ day of August, 2012.

_____
Notary Public

My commission expires:_____

STATE OF _____ )
)
COUNTY OF _____ )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robin Schatten Mishkin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Co-Executor of the Estate of Sidney Schatten the within named bargainor, and that she as co-executor, executed the foregoing instrument for the purpose therein contained, by personally signing her name as co-executor.

Witness my hand and seal, at office in _____, this ___ day of August, 2012.

_____
Notary Public

My commission expires:_____

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kent Harrell**, 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 Co-Executor of the Estate of Sidney Schatten the within named bargainor, and that he as co-executor, executed the foregoing instrument for the purpose therein contained, by personally signing his name as co-executor.

Witness my hand and seal, at office in Nashville, this 20th day of August, 2012.

SANDRA D. WILKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sandra Wilkins
Notary Public

My commission expires: 9-3-2012

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer of property, whichever is greater is $165,000.00.

_____
Affiant

Sworn to and subscribed before me this
____ day of August, 2012.

_____
Notary Public
My Commission Expires: _____

STATE OF Alabama )
)
COUNTY OF Mobile )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robin Schatten Mishkin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Co-Executor of the Estate of Sidney Schatten the within named bargainor, and that she as co-executor, executed the foregoing instrument for the purpose therein contained, by personally signing her name as co-executor.

Witness my hand and seal, at office in _____, this 20th day of August, 2012.

Notary Public

My commission expires: Sept. 22, 2014

STATE OF TENNESSEE )
)
COUNTY OF _____ )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kent Harrell**, 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 Co-Executor of the Estate of Sidney Schatten the within named bargainor, and that he as co-executor, executed the foregoing instrument for the purpose therein contained, by personally signing his name as co-executor.

Witness my hand and seal, at office in _____, this ___ day of August, 2012.

Notary Public

My commission expires:_____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer of property, whichever is greater is $165,000.00.

Affiant

Sworn to and subscribed before me this
22nd day of August, 2012.

Notary Public
My Commission Expires

KIMBERLEY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015