WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/12 11:44 2 pgs
Fees:13.00 Taxes:862.10
20120912-0082753

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $233,000.00.

Affiant

Subscribed and sworn to before me this 14th day of September, 2012

Notary Public

My Commission expires: 7-5-16

(Affix Seal)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Keith Dowd and Joe Kovalick	SAME	117-08-0-165.00
1518 Clayton Ave		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles Thompson Oakley and wife, Gail Ellen Oakley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Keith Dowd and Joseph Kovalick**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 194 on the plan of Victoria Place, of record in Book 332, Page 10, Register's Office for said County.

SAID Lot No. 194 fronts 60 feet on the northerly margin of Clayton Avenue and extends back between parallel lines 140 feet to an alley in the rear.

BEING the same property conveyed to Charles Thompson Oakley and wife Gail Ellen Oakley, from Ronald Bruce Smith and wife, Carolyn Howard Smith, by Warranty Deed on September 19, 1983, of record in Book 6142, Page 793, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1404 Clayton Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 7th day of September, 2012.

Charles T. Oakley

Charles T. Oakley

Gail Ellen Oakley

Gail Ellen Oakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Thompson Oakley and wife, Gail Ellen Oakley** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 7, 2012

My commission expires 7/7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2013