File No. 133057

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030892 DEEDWARR
Recvd: 04/16/13 09:40 2 pgs
Fees:13.00 Taxes:279.35
20130416-0037535

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Andrew Gould
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2013.

Mary Joe Hartz
Notary Public

MY COMMISSION EXPIRES: 5.3.16
(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Braden and Amy E. Braden	Evolve Bank & Trust	053-08-0-090.00
(NAME)	(NAME)	
311 28th Street	6070 Poplar Ave # 250	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Memphis TN 38119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **TRAVIS OAKLEY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM A. BRADEN AND AMY E. BRADEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11 of Block 16 on Map of Dabbs & Elliott's Subdivision of Old Hickory, as of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Travis Oakley by Warranty Deed from Myrl Shearon, Trustee of the Beverly Kelley Revocable Living Trust Agreement, dated June 26, 2012 and recorded July 3, 2012 in Instrument Number 20120703-0058672, Register's Office for Davidson County, Tennessee.

Kerri Oakley, wife of Travis Oakley, herein joins to convey any and all right and interest she may have; especially her marital interest.

This conveyance is further subject to the 2013 real estate taxes, which have been prorated and assumed by the Grantee; and, all matters shown on the plan of record in Book 547, page 127, said Register's Office

unimproved ☐

This is improved ☒ property, known as: 311 28th Street, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 9th day of April, 2013.

Travis Oakley

Kerri Oakley

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named TRAVIS OAKLEY AND WIFE, KERRI OAKLEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of April, 2013.

Commission expires: 3/28/15

Notary Public

