WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/13 08:25 2 pgs
Fees:13.00 Taxes:493.95
20130520-0050301

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$133,500.00.

Affiant

Subscribed and sworn to before me this 10th day of May, 2013.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

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:
Derek Scott Oakley	First Bank	85-11-31
3007 Stafford Drive	3500 Blue Lake Drive Suite 325	
Nashville, TN 37214	Birmingham, AL 35243	

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, **Donnie S. Jones and wife, Heather Jones**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Derek Scott Oakley, single man**, 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. 104 on the Plan of Stanford Country Club Estates, Section Three, of record in Plan Book 2900, Page 67, Register's Office for said County.

Said Lot No. 104 fronts 90 feet on the easterly margin of Stafford Drive an extends back 162 feet on the northerly line and 156 feet on the southerly line to a dead line in the rear, measuring 76.74 feet thereon.

Being the same property conveyed to Donnie S. Jones, unmarried from Brownie H. Freeman, unmarried by Deed on May 17, 2005, of record in Instrument Number 20050523-0058026, 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:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee.
- Heather Jones joins this conveyance to convey any and all interest she may have in the above described property, including but not limited to her marital interest.

This is improved property known as: **3007 Stafford Drive, Nashville, TN 37214**

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 May 10, 2013.

Donnie S. Jones

Heather Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donnie S. Jones and Heather Jones**to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 10, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY