Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth G. Oaks, now known as Elizabeth G. Oaks Cook, and spouse, Charles Cook,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Curbside Properties, LLC,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Herrod Street, now Graves Road, at the northeast corner of R.L. Warmacks property; thence westerly with Warmacks line 181 feet to G.L. Newbern's line; thence northerly with Newber's and Baker's line, 90 feet to a point; thence easterly 181 feet to Herrod Street, now Graves Road; thence southerly 90 feet to the beginning.

Being the same property conveyed to Elizabeth G. Oaks, single and Donald L. Oaks, married, by deed from HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, dated June 3, 2008, of record as Instrument No. 20080703-0068938, Register's Office for Davidson County, Tennessee. The interest of Donald L. Oaks was then conveyed to Charles Cook by Quitclaim Deed from Donald L. Oaks, dated March 2, 2009, of record as Instrument No. 20090311-0021907, Register's Office for Davidson County, Tennessee. This property had not been the residence of Donald L. Oaks, or his spouse, at the time of execution of said Quitclaim Deed.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 212 Graves Road, Goodlettsville, TN, 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of April, 2014.

BILL GARRETT, Davidson County
Trans:T20140031604 DEEDWARR
Recvd: 05/07/14 12:38 2 pgs
Fees:13.00 Taxes:740.00
20140507-0039008

Elizabeth G. Oaks Cook
(formerly Elizabeth G. Oaks)

Charles Cook

State of Tennessee)
County of Davidson)

On this 30th day of April, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Elizabeth G. Oaks Cook (formerly Elizabeth G. Oaks) and Charles Cook, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 2014.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Curbside Properties, LLC	New Owner	18-16-150
7125 Bakers Bridge Road	SAME	
Brentwood, Tn 37027		