BILL GARRETT, Davidson County
Trans:T20140047127 DEEDWARR
Recvd: 07/02/14 10:11 2 pgs
Fees:13.00 Taxes:2586.30
20140702-0058101

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of June, 2014, by and between Twelve Oaks Development, LLC, party of the first part, and Robert G Wiley and Carolann M Wiley, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 1, 12 Oaks Apartments One Lot Subdivision, of record in Plat Book 8250, Page 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Twelve Oaks Development, LLC by virtue of that certain Quit Claim Deed dated December 2, 2009, at Instrument No. 20091215-0114254 in the Register's Office of Davidson County, Tennessee. This property is being conveyed as part of the winding up of the corporate affairs of Twelve Oaks Development, LLC pursuant to TCA 48-249-705.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Twelve Oaks Development, LLC

Twelve Oaks Development, LLC, By: Cordell P Kidd, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Cordell P Kidd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **Twelve Oaks Development, LLC** the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **Twelve Oaks Development, LLC** by himself as Member.

Witness my hand and seal, at office, this 13th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Property Owner & Address: Robert G Wiley and Carolann M Wiley
2220 Green Trails Drive
Cane Ridge, TN 37013

Tax Parcel No 09204010100

Property Address: 1201 Phillips St
Nashville, TN 37208

MAIL TAX BILLS TO: New Owner
2220 Green Trails Drive
Cane Ridge, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $699,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of June, 2014.

Priscilla C Urbanek
Notary Public

My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE