BILL GARRETT, Davidson County
Trans:T20140049218 DEEDWARR
Recvd: 07/10/14 10:37 2 pgs
Fees:13.00 Taxes:518.00

20140710-0060750

# WARRANTY DEED

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jeff Estepp, LLC.** | Jeff Estepp, LLC . | **091070206.00** |
| (NAME) | (NAME) | |
| **713 51st Avenue North** | 713 51st Avenue North | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Nashville, TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Desiree G. Oakley and Willard Brock Oakley By: Desiree G. Oakley, Guardian and Baylee Danielle Oakley By: Desiree G. Oakley, Guardian**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Estepp, LLC.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Nos. 1305, 1307, & 1309, Block 184, on the Plan of West Nashville, No 1, of record in Book 57, Page 74 and 74, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Oakley by deed dated February 22, 2013 from Linda Nunn of record in Instrument No. 20130305-0021797, Register's Office for Davidson County, Tennessee. The said Daniel Oakley has since died on May 22, 2013 survived by his heirs at law being his wife, Desiree G. Oakley and children, Willard Brock Oakley and Baylee Danielle Oakley. By order of the Chancery Court of Cheatham County, Tennessee, Case No. P2408 the said Desiree G. Oakley was appointed as the Legal Guardian for Willard Brock Oakley and Baylee Danielle Oakley.

unimproved ☐

This is improved ☒ property, known as **5402 Kentucky Avenue, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

7th JULY
Witness our hands this ~~30th~~ day of ~~June~~, 2014.

Desiree G. Oakley

Willard Brock Oakley
By: Desire G. Oakley, Guardian

Baylee Danielle Oakley
By: Desire G. Oakley, Guardian

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Desiree G. Oakley** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 7th day of July, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum — Notary Public

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of July, 2014, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me Desiree G. Oakley with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the **Guardian** of **Willard Brock Oakley and Baylee Danielle Oakley** and as such, has executed the foregoing document as said **Guardian,** and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 7th day of July, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum — Notary Public

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN