WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140049339 DEEDWARR
Recvd: 07/10/14 14:04 2 pgs
Fees:13.00 Taxes:1424.50

20140710-0060892

G-VRES-14-4009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew S. Jones and Natalie C. Huffman	New Owner	
(NAME)	(NAME)	**103-08-0-100.00**
4009 Murphy Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SNEHA C. OAKLEY AND MICHAEL L. OAKLEY, WIFE AND HUSBAND ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW S. JONES, UNMARRIED NATALIE C. HUFFMAN, UNMARRIED AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Part of Lot No. 353 on the Plan of Richland Realty Co's West Lawn Subdivision of record in Plat Book 421, Page 32, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the Southerly margin of Murphy road (formerly Minnesota Avenue) at the corner of Lots No. 353 and 354; thence with the margin of said Road, Westwardly 61 feet the Northeast corner of the property conveyed to Robert William Rogers and wife, by deed from A. H. Wells and wife, of record in Book 1335, page 75, said Register's Office; thence with the Easterly margin of Rogers Property Southwardly 165 feet, more or less, to the Northerly line of the property conveyed to Joe S. Rutland and wife, by deed from A. H. Wells and wife, of record in Book 1261, page 448, said Register's Office; thence with the same Eastwardly 61 feet, more or less, to the line between Lots No. 353 and 354; thence with the line between the said two (2) lots Northwardly 165 feet to the point of beginning.

Being the same property conveyed to Sneha C. Oakley and husband, Michael L. Oakley by deed from Sneha C. Oakley of record in Instrument No. 20130618-0062046 Register's Office for Davidson County, Tennessee, dated June 07, 2013 and recorded on June 18, 2013. Being the same property conveyed to Sneha Channabasappa by deed from Casey S. Correnti and wife, Krista L. Correnti of record in Instrument No. 20071101-0129049 Register's Office for Davidson County, Tennessee, dated October 31, 2007 and recorded on November 01, 2007.

Sneha C. Oakley and Sneha Channabasappa are one and the same person.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4009 Murphy Rd, Nashville, Tennessee 37209**.

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 the 8th DAY OF JULY, 2014.

Sneha C. Oakley

Michael L. Oakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of July, 2014.

Notary Public
My Commission Expires: 1-a-16
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212