WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/14 14:52 2 pgs
Fees:13.00 Taxes:2179.30
20140805-0070336

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$589,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of July, 2014

Notary Public
My Commission expires: 8/19/14
(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:
David J. Kreal	SunTrust Mortgage, Inc.	117040M00200CO
4234 Hillsboro Pike	1001 Semmes Avenue	
Nashville, TN 37215	Richmond, VA 23224	

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, **Red Oak Properties, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David J. Kreal, an unmarried 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 Unit No. B of the Plan of Primrose Commons, a Condominium with Private Elements, as shown on Exhibit "B" of Primrose Commons, of record in Instrument Number 20130130-009531, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Norman Adelman from Jean Anita Wilkes Mitchell, married and Sheila Denise Wilkes Dixon, unmarried by Warranty Deed on March 23, 2006, of record in Instrument Number 20060330-0036007, Register's Office for Davidson County, Tennessee. Further conveyed to The Federal National Mortgage Association from Wilson & Associates, PLLC, Successor Trustee (appointed by First Horizon Home Loans Division after securing described property for indebtedness and performance of the obligations set forth) by Trustee's Deed on September 11, 2012, of record in Instrument Number 20120917-0083885, Register's Office for Davidson County, Tennessee. Further conveyed to Norman Adelman from Federal National Mortgage Association by Quitclaim Deed on December 28, 2012, of record in Instrument Number 20130109-0002837, Register's Office for Davidson County, Tennessee. Further conveyed to Albert Chris Moyers and Patricia W. Moyers, husband and wife from Norman Adelman by Quitclaim Deed on December 5, 2012, of record in Instrument Number 20130125-0008250, Register's Office for Davidson County, Tennessee. Further conveyed to Red Oak Properties, LLC from Albert Chris Moyers and Patricia W. Moyers, husband and wife by Quitclaim Deed on January 28, 2013, Register's Office for Davidson County, Tennessee.
in Instrument Number 20130130-0009530.

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 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown in the Master Deed of record in Instrument Number 20130130-0009531 and all matters in Book 974, Page 97, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1839B Primrose Avenue, Nashville, TN 37212**

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 July 31, 2014.

Red Oak Properties, LLC, a Tennessee limited liability company

BY: _____
Bryan Moyers, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Bryan Moyers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Red Oak Properties, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/19/14
NOTARY PUBLIC

ANDY P. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

_____ My commission expires: 1-6-2015
Notary's Signature

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