BILL GARRETT, Davidson County
Trans:T20150004958 DEEDWARR
Recvd: 01/21/15 10:36 2 pgs
Fees:13.00 Taxes:2586.30
20150121-0005800

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of January 2015 by and between Nutcracker, LLC a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Michael Lee Oakley, Jr. and Sneha C. Oakley, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Infill Nashville 4418 Lealand Lane Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140115-0004225, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Nutcracker LLC by Quitclaim Deed from K. Janelle Wilson dated January 15, 2014 and recorded January 23, 2014 of record in Instrument no. 20140123-0006393, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to K. Janelle Wilson by Quitclaim Deed from K. Janelle Wilson, Executor of the Estate of Nell W. Wilson dated December 12, 2013 and recorded December 12, 2013 of record in Instrument No. 20131212-0125939, Register's Office for Davidson County, Tennessee. The said Nell W. Wilson having died on June 3, 2013, leaving Last Will and Testament dated June 15, 2007 admitted to probate in the Chancery Court of Williamson County, Tennessee under Docket No. P7076 and said property having passed to K. Janelle Wilson as the sole beneficiary and heir of Nell W. Wilson.

This is [XX]improved [ ]unimproved property known as: 4418 Lealand Lane, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Nutcracker, LLC

By: _____
Michael Ellsworth, Manager

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Michael Ellsworth** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Manager** of **Nutcracker, LLC**, the within named bargainor, a corporation, and that he as such **Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Manager**.

Witness my hand and seal, at office in Franklin TN, this the 15th day of January 2015.

Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Michael Lee Oakley, Jr and Sneha C. Oakley
4418 Lealand Lane,
Nashville, TN 37204

Send Tax Statements to:
Franklin American Mortgage Co
501 Corporate Centre Drive Ste 400
Franklin TN 37067

P/O Map & Parcel 132.09-0-054.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $699,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of January 2015.

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
14-1-189