THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012791**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 13th day of February, 2015. Notary Public My Commission Expires: 9/21/2015

STATE OF TENNESSEE NOTARY PUBLIC TAYLOR COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20150012392 DEEDWARR
Recvd: 02/20/15 08:10 2 pgs
Fees:13.00 Taxes:869.50
20150220-0014585

WARRANTY DEED

Address New Owner: Faith Shea Shealy 4403A Georgia Ave Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091120E00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin Daniel and Audrey Daniel, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Faith Shealy, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4403C, OAKLEY TOWNHOMES, as established under Master Deed of record in Instrument No. 20070809-0095672, as corrected at Instrument No. 20071030-0127687, and as amended at Instrument No. 20100113-0003151, and as shown on the plat of Phase Two, Oakley Townhouses, recorded as Exhibit "A" to the amendment recorded at Instrument No. 20100113-0003151, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Martin Daniel and Audrey Daniel, husband and wife by Warranty Deed from Daniel Oakley, recorded on the 6th day of July, 2011 in Instrument No. 20110706-0051655, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKLEY TOWNHOUSES, PHASE TWO, as recorded in Instrument No. 20100113-0003151, Exhibit "A" of Instrument No. 20070809-0095672 and Plat Book 57, Pages 74 and 75.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing OAKLEY TOWNHOUSES Condominium of record in Instrument No. 20070809-0095672 as corrected by Instrument No. 20071030-0127687 , as amended by instrument(s) of record in Instrument No. 20100113-0003151; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 4403A Georgia Ave, Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of February, 2015.

Martin Daniel

Audrey Daniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martin Daniel and Audrey Daniel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018