ADDRESS NEW OWNER:
Paul M. Oakley
Jami M. Oakley
6532 Radcliff Drive
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20150024816 DEEDWARR
Recvd: 04/06/15 10:22 4 pgs
Fees:23.00 Taxes:628.63
20150406-0029374

MAP & PARCEL NOS.:
142070C00300CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Peggy S. Aston, Co-Trustee of The Homer Lee Maynard Residence Trust UAD February 5, 2015**, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Paul M. Oakley and Jami M. Oakley, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3 on the plan of Ashley Green, of record in Book 6900, Page 24, and further shown as Exhibit "C" to the Master Deed, of record in Book 6900, Page 24, and further shown as Exhibit "C" to the Master Deed, of record in Book 7184, Page 44, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Irene H. Maynard, a single person, from Margaret G. Gore, by Warranty Deed recorded on July 6, 1994, in Book 9398, Page 744, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peggy S. Aston as Co-Trustee of The Homer Lee Maynard Residence Trust UAD February 5, 2015, from Irene H. Maynard, by Quitclaim Deed recorded on February 19, 2015, in Instrument No. 20150219-0014242, in the Register's Office for Davidson County, Tennessee.

This is property with a common address of **204 Myhr Green, Nashville, TN 37221**.

Property conveyed "AS IS."

See Certification of Trust attached hereto and made a part hereof.

Stephen L. Maynard, as Co-Trustee of the The Homer Lee Maynard Residence Trust UAD February 5, 2015, joins in this conveyance to convey any and all interest as Co-Trustee.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.
(2) All matters appearing on the Plan of record in Plat book 6900, Page 24, Register's Office for Davidson County, Tennessee.
(3) Master Deed in Book 7184, Page 44; Certificate of Correction in Book 7467, Page 279; Amendment in

Book 7482, Page 812; and Amendment in Instrument No. 20111101-0084880, said Register's Office.
(4) By-Laws in Book 7184, Page 71, said Register's Office.
(5) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Ashley Green, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto
(6) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.
(7) Sewer Easement in Book 5374, Page 511, said Register's Office.
(8) Easement for Highway Purposes in Book 5407, Page 643, said Register's Office.
(9) Easement Appurtenant for purposes of providing sewer of record in Book 6483, Page 907, said Register's Office.
(10) Public Utilities Easement in Instrument No. 20060724-0088823, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of April, 2015.

Peggy S. Aston, Co-Trustee
Peggy S. Aston, Co-Trustee of "The Homer Lee Maynard Residence Trust UAD February 5, 2015"Affiant

Stephen L. Maynard, Co-Trustee
Stephen L. Maynard, Co-Trustee of "The Homer Lee Maynard Residence Trust UAD February 5, 2015"Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the **3rd day of April 2015**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Peggy S. Aston, Co-Trustee, and Stephen L. Maynard, Co-Trustee** of The Homer Lee Maynard Residence Trust UAD February 5, 2015 known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge that she executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

NOTARY PUBLIC
COMMISSION EXPIRATION: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1503-051

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $169,900.00.

Peggy S. Aston
Affiant

Subscribed and sworn before me this 3rd day of April, 2015.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Exhibit A to Warranty Deed
CERTIFICATION OF TRUST and AFFIDAVIT
(This document will be recorded.)

Trustee:	**Peggy S. Aston and Stephen L. Maynard, Co-Trustees**
Trust:	**The Homer Lee Maynard Residence Trust**
Date of Trust:	**February 5, 2015**
Property:	**204 Myhr Green, Nashville, TN 37221**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, **Peggy S. Aston and Stephen L. Maynard,** individually, and **Co-Trustees** for the above Trust, to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That I, Peggy S. Aston, declare that I am a resident of the County of Rutherford, State of Tennessee.
2. That I, Stephen L. Maynard, declare that I am a resident of the County of St. Clair, State of Alabama.
3. That we, Peggy S. Aston and Stephen L. Maynard, are the Co-Trustees of the above referenced Trust.
4. That under the terms of said Trust, either Peggy S. Aston or Stephen L. Maynard may serve as Co-Trustee without the joinder of either Co-Trustee.
5. That Co-Trustees are authorized under said Trust to convey any all real property including said Property listed above.
6. That Affiants have provided a complete and true copy of the Trust to Cindy S. Smith, P.C.
7. That neither of Co-Trustees has been removed as Co-Trustee.
8. That the Co-Trustees, Peggy S. Aston and Stephen L. Maynard, are not under any legal disability or other disability which would render either of them incompetent or otherwise unable to execute binding documents on behalf of the above trust Property.
9. That we hereby certify that we are empowered as Co-Trustees under the Trust document to exercise powers for the benefit of the Trust and/or its Beneficiary(ies), including the power to convey any assets specifically including real property belonging to the Trust.
10. That our authority as Co-Trustees has not been revoked or terminated.
11. That if pursuant to the terms of the Trust, any other approval is required in order for Co-Trustees to perform as set forth herein, then Co-Trustees affirm that all such approvals have occurred.
12. That no changes, modifications, amendments, alterations, mergers or divisions of the Trust or terms therein have occurred which would in any way limit, extinguish, or terminate the authority of Co-Trustee to act or perform on behalf of the Trust including but not limited to Co-Trustee's authority to execute deeds of conveyance on behalf of Trust.
13. **That this Certification of Trust shall be attached to the deed of conveyance for the above referenced Property and recorded in the Register's Office for Davidson County, Tennessee.**
14. That the affirmations made in this Affidavit shall be binding on our heirs, beneficiaries, successors and/or assigns and on those of **The Homer Lee Maynard Residence Trust UAD February 5, 2015,** and/or its Co-Trustees.

IN TESTIMONY WHEREOF, we hereunto subscribe our signatures this 3rd day of April 2015.

X Peggy S. Aston
Peggy S. Aston, individually Affiant

X Peggy S. Aston, Co-Trustee
Peggy S. Aston, Co-Trustee of "The Homer Lee Maynard Residence Trust UAD February 5, 2015"Affiant

X Stephen L. Maynard
Stephen L. Maynard, individually Affiant

X Stephen L. Maynard Co-Trustee
Stephen L. Maynard, Co-Trustee of "The Homer Lee Maynard Residence Trust UAD February 5, 2015"Affiant

Initials: _____ _____

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the **3rd day of April 2015**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Peggy S. Aston and Stephen L. Maynard, individually and as Co-Trustees** of The Homer Lee Maynard Residence Trust UAD February 5, 2015 known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge that she executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

_____
NOTARY PUBLIC
COMMISSION EXPIRATION: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS DOCUMENT WAS PREPARED BY:
CINDY S. SMITH, P.C.
P.O. BOX 292004
NASHVILLE, TN 37229-2004

1503-051

Initials: