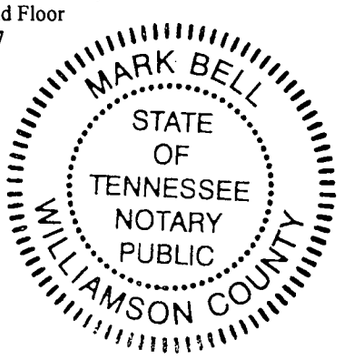
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $181,000.00.

Mary N. Claus
Affiant

Subscribed and sworn before me this the 29th day of April, 2015.

Notary Public
My commission expires: 1/5/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mary N Claus	Avenue Bank	08404001900
2508 Meadowood Dr	3823 Cleghorn Avenue	
Nashville, TN 37214	Nashville,TN. 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARTY K. OAKLEY AND WIFE, TAMMY H. OAKLEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARY N CLAUS, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section Four, McGavock Heights of record in Plat Book 2854, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 100 feet on the north side of Meadowood Drive and runs back 201.8 feet on the west line and 204.5 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 129.1 feet.

Being the same property conveyed to Tammy H Oakley and husband, Marty K Oakley by QuitClaim Deed from Marie B Hughes dated April 22, 2015 of record in Instrument No. 20150624-0060779, said Register's Office.

Also being the same property conveyed to Tammy H. Oakley and husband, Marty K. Oakley, retaining a life estate in Marie B. Hughes by quitclaim deed from Marie B. Hughes, a widow of record in Instrument No. 20130530-0054449 Register's Office for Davidson County, Tennessee, dated 03/07/2013 and recorded on 05/30/2013.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2508 Meadowood Dr, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of April, 2015.

Marty K Oakley by Derek Scott Oakley His Attorney in Fact
Marty K. Oakley by Derek Scott Oakley his Attorney in Fact

Tammy H Oakley by Derek Scott Oakley Her Attorney in Fact
Tammy H. Oakley by Derek Scott Oakley her Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20150050715 DEEDWARR
Recvd: 06/24/15 16:04 2 pgs
Fees:13.00 Taxes:669.70
20150624-0060782

STATE OF Tennessee
COUNTY OF Williamson

On this 29th day of April, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Derek Scott Oakley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marty K. Oakley, by his Power of Attorney dated April 22, 2015, and who acknowledged that he executed the same as the free act and deed of Marty K. Oakley.

Witness my hand and official seal this 29th day of April, 2015

My Commission Expires:

1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

On this 29th day of April, 2015 before me, the undersigned Notary Public in and for said County and State, personally appeared Derek Scott Oakley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tammy H. Oakley, by her Power of Attorney dated April 22, 2015, and who acknowledged that he executed the same as the free act and deed of Tammy H. Oakley.

Witness my hand and official seal this 29th day of April, 2015.

My Commission Expires:

1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public