THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20160003066 DEEDWARR Recvd: 01/12/16 15:56 2 pgs Fees:13.00 Taxes:2109.00 20160112-0003382	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $570,000.00 Affiant Subscribed and sworn to before me, this 8th day of January 2016. Notary Public My Commission Expires: 10/14/19 ELIZABETH M. PRESTON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Oberon Properties, LLC 6109 Elizabethan Dr. Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-16-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HERBERT J. STUART AND MARGARET P. STUART, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **OBERON PROPERTIES, LLC,** ("Grantee"), their 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 Lot(s) 139, as shown on the map entitled Hillwood Estates, Section 8, of record in Plat Book 2133, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HERBERT J. STUART AND WIFE, MARGARET P. STUART, by deed from R.B NIEMAN AND WIFE, DOLORES H. NIEMAN, of record in Book 4272, Page 923, dated September 23, 1968, said Register's Office. Further being the same property conveyed to MARGARET P. STUART, by Quitclaim deed from HERBERT J. STUART, of record in Book 4927, Page 123, dated June 25, 1975, said Register's Office. Further being the same property conveyed to HERBERT J. STUART AND WIFE, MARGARET P. STUART, TRUSTEES OF THE STUART JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D SEP 01 1998, AND ANY SUCCESOR IN TRUST, by Quitclaim deed from MARGARET P. STUART, INDIVIDUALLY, of record in Book 11093, Page 475, dated September 1, 1998, said Register's Office. Further being the same property conveyed to HERBERT J. STUART AND MARGARET P. STUART, HUSBAND AND WIFE, by Quitclaim deed from HERBERT J. STUART AND WIFE, MARGARET P. STUART, TRUSTEES OF THE STUART JOINT REVOCABLE TRUST AGREEMENT U/A/D SEPTEMBER 1, 1998 AND ANY SUCCESSORS IN TRUST, of record in Instrument No. 20080716-0072705, dated July 15, 2008, said Register's Office.

This is improved property commonly known as: **5103 W Hillwood Dr, Nashville, TN 37205**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 9 day of January, 2016.

Herbert J. Stuart
HERBERT J. STUART

Margaret P. Stuart
MARGARET P. STUART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **HERBERT J. STUART and MARGARET P. STUART** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 9 day of January, 2016.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19