WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $799,900.00

JAnderson
Affiant

Subscribed and sworn to before me, this the 9th day of May, 2016.

JAnderson
Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Eric Oxford **Mary Oxford**	New Owner	**Map 132-01-0-N Parcel 001-00co**
4111 General Bate Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William R. Coles, Jr. and Elizabeth C. Coles, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel E. Oxford and Mary T. Oxford, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of 4111 General Bate Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4111 General Bate Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130401-0031682, amended at Instrument No. 20141209-0112683, Registers' Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4111 General Bate Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130401-0031682, amended at Instrument No. 20141209-0112683, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to William R. Coles, Jr. and Elizabeth C. Coles, husband and wife by Deed dated June 3, 2015 from GALA, LLC, a Tennessee limited liability company, of record in Instrument No. 20150605-0052689, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: (1) The Plan of record as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 4111 General Bate Cottages, of record in Instrument No. 20130401-0031682, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement Agreement as set out in Book 1141, Page 378, said Register's Office. (3) Declaration of Covenants, Conditions and Restrictions of 4111 General Bate Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130401-0031682, and as amended in Instrument No. 20141209-0112683, Register's Office for Davidson County, Tennessee. (4) By-Laws of 4111 General Bate Cottages Corporation as shown in Exhibit "C" of record in Instrument No. 20130401-0031682, Register's Office for Davidson County, Tennessee. (5) Charter of 4111 General Bate Cottages Corporation, a Townhouse corporation, of record in Instrument No. 20130401-0031681, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **4111 General Bate Drive, Nashville, TN 37204**

BILL GARRETT, Davidson County
Trans:T20160040863 DEEDWARR
Recvd: 05/16/16 14:54 2 pgs
Fees:13.00 Taxes:2959.63

20160516-0048773

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 that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this **9th** day of **May, 2016.**

William R. Coles, Jr. 5/9/16

Elizabeth C. Coles 5/9/16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William R. Coles, Jr. and Elizabeth C. Coles,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **May, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17