WARRANTY DEED

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

File No. 0001760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-18-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Virgillito	NEW OWNER	092 13 0 24400
(NAME)	(NAME)	
3807 Nevada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160054620 DEEDWARR
Recvd: 06/27/16 12:28 2 pgs
Fees: 13.00 Taxes: 1332.00
20160627-0065342

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Fredrick D. Oakley,** married HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Virgillito, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, 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 part of Block No. 30 on the Map of Charlotte Park Addition Extended. as of record in Plat Book 421, Page 10, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning on the southerly margin of Nevada Avenue, formerly 3rd Avenue, 150.0 feet westerly from the westerly margin of 38th Avenue North (formerly "A" Street); running thence westerly with the southerly margin of Nevada Avenue 50.0 feet; thence southerly and parallel with 38th Avenue North 150 feet to the northerly margin on an alley; thence easterly with the northerly margin of said alley 50.0 feet; thence northerly and parallel with 38th Avenue North, 150 feet to the beginning.

Being the same property conveyed to Fredrick D. Oakley, unmarried by warranty deed from Jacob C. Dexheimer, married of record in Instrument No. 20110512-0036654 Register's Office for Davidson County, Tennessee, dated 05/02/2011 and recorded on 05/12/2011.

Jee Oakley, spouse of Fredrick D. Oakley, is executing this deed for purposes of relinquishing any and all marrital rights she may have to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3807 Nevada Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 hand this 24th day of June, 2016.

Fredrick D. Oakley

Fredrick D Oakley

Jee Oakley by Fredrick D. Oakley, attorney in fact

Jee Oakley by Fredrick D Oakley, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Fredrick D. Oakley, the bargainor(s), with whom I am personally acquainted (or proved to me his dentity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 24th day of June, 2016.

Notary Public

My commission expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Fredrick D. Oakley, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jee Oakley, and who acknowledged that he executed the same as the free act and deed of the said Jee Oakley, by virtue of a Power of Attorney, duly exected and appearing of record as Instrument No. 20160627-0065341, said Register's Office.

Witness my hand and official seal this 24th day of June, 2016.

Notary Public

My commission Expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206