THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068087** R&R to: Box 36 **Ortale, Kelley, Herbert & Crawford** **330 Commerce Street, Suite 110** **Nashville, TN 37201**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $629,900.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Allen Kerry Oakley, Jr. and Allen Kerry Oakley, Sr. 946 9TH AVENUE S Nashville TN 37203-4738	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105020F00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **944 9th LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen Kerry Oakley, Jr., unmarried and Allen Kerry Oakley, Sr., married** , ("Grantees"), its 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 Unit B, 944 NINTH AVENUE SOUTH TOWNHOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown of record in Instrument No. 20150804-0077506, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to 944 9th LLC, a Tennessee limited liability company by Warranty Deed from Charles Caudell, unmarried, recorded on the 1st day of October, 2014 in Instrument No. 20141001-0090769, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4860, Page(s) 25 and Exhibit to Instrument No. 20150804-0077506.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150804-0077506.

Terms and provisions of by-Laws recorded in Exhibit "C" of Instrument No. 20150804-0077506.

Charter of 944 Ninth Avenue South Townhomes, Inc. recorded in Exhibit to Instrument No. 20150804-0077506.

BILL GARRETT, Davidson County
Trans:T20160055625 DEEDWARR
Recvd: 06/29/16 15:26 2 pgs
Fees:13.00 Taxes:2330.63
20160629-0066597

Charter of Edgehill Estates Homeowners' Association, Inc. recorded in Book 7526, Page 624.

This is improved property located at 946 9TH AVENUE S Nashville, TN 37203-4738.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 23rd day of June, 2016.

944 9th LLC, a Tennessee limited liability company

_____, Member

By: Wendell Harmer, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wendell Harmer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is member of 944 9th LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of June 2016.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018