THIS INSTRUMENT HAS BEEN PREPARED USING THE INFORMATION PROVIDED BY THE PARTIES HEREIN REFERENCED ONLY. NO FORMAL TITLE SEARCH HAS BEEN PERFORMED. NO WARRANTIES, REPRESENTATIONS, OR GUARANTEES OF ANY KIND WHATSOEVER ARE MADE BY THE PREPAROR OF THIS INSTRUMENT. NO TITLE INSURANCE IS AVAILABLE OR PROVIDED BY THE PREPAROR OF THIS INSTRUMENT.

THIS INSTRUMENT IS PREPARED BY:
I. DYKE TATUM, ATTORNEY AT LAW
ESQUIRE TITLE & ESCROW, INC.
30 BURTON HILLS BOULEVARD | SUITE 200
NASHVILLE, TENNESSEE 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00

AFFIANT: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF January 2017.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: 11/3/2020

CHARLES WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

QUITCLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
ALAN D. OAKLEY 565 Carol Drive Pegram, TN 37143	SAME	114-0-109

FOR AND IN CONSIDERATION OF ONE AND NO/100 ($1.00) DOLLAR CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE ESTATE OF WILLIAM DANIEL OAKLEY**, BY THESE PRESENTS DOES HEREBY TRANSFER AND QUITCLAIM AND CONVEY UNTO **ALAN D. OAKLEY**, HIS SUCCESSORS AND ASSIGNS, ALL OF ITS RIGHTS, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED:

LAND in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, on the Southeast side of the New Charlotte Pike, and more particularly described according to a survey by Phillip E. Holmes., RLS No. 1728, dated October 15, 1998, and described as follows:

Beginning at a concrete Tennessee Department of Transportation monument on the easterly margin of Charlotte Pike and the northerly margin of the State right-of-way; said point being the southwesterly corner of the Martin Property, as of record in Book 7147, page 583, Register's Office for Davidson County Tennessee and being more particularly described as follows:

Thence North 47 degrees 41 minutes 01 seconds East 444.11 feet to a point; thence South 08 degrees 34 minutes 29 seconds East 247.73 feet to a point; Thence South 86 degrees 54 minutes 42 seconds West 138.96 feet to appoint; Thence North 66 degrees 08 minutes 42 seconds West 129.13 feet to the point of beginning; Containing 34.697.712 Square Feet or 0.797 Acres, more or less.

BEING the same property conveyed to Daniel Oakley by Quitclaim Deed from Oakley Groves Properties dated August 9 2012 and recorded in Instrument No. 20120815-0073111, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Oakley Groves Properties by deed from Tommy Kuch and Solyda Kuch, husband and wife of record in Instrument No. 20050118-0006106, said Register's Office.

Daniel Oakley and William Daniel Oakley are considered to be one and the same person.

BILL GARRETT, Davidson County
Trans:T20170003263 DEEDQC
Recvd: 01/12/17 13:07 2 pgs
Fees:12.00 Taxes:0.00
20170112-0003681

Source of Description: Prior deeds of record.

THIS IS PROPERTY KNOWN AS: **7457 CHARLOTTE PIKE, NASHVILLE, TENNESSEE 37209**

WITNESS MY HAND THIS 6 DAY OF January, 2017.

THE ESTATE OF WILLIAM DANIEL OAKLEY

Desiree G. Oakley as Attorney in Fact

BY: DESIREE G. OAKLEY, AS ATTORNEY-IN-FACT
FOR JOHN R. CHEADLE, JR., AS ADMINISTRATOR PENDENTE LITE
FOR THE ESTATE OF WILLIAM DANIEL OAKLEY

STATE OF TENNESSEE)
COUNTY OF Davidson)

ON THIS 6th DAY OF January, 2017, BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED, DESIREE G. OAKLEY, THE WITHIN NAMED BARGAINOR WITH WHOM I AM PERSONALLY ACQUAINTED OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE ATTORNEY-IN-FACT FOR JOHN R. CHEADLE, JR., AS ADMINISTRATOR PENDENTE LITE FOR THE ESTATE OF WILLIAM DANIEL OAKLEY AND THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS SUCH ATTORNEY-IN-FACT FOR JOHN R. CHEADLE, JR., AS ADMINISTRATOR PENDENTE LITE FOR THE ESTATE OF WILLIAM DANIEL OAKLEY.

WITNESS MY HAND THIS 6th DAY OF January, 2017.

Theresa L. Smith

NOTARY PUBLIC

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 11/5/18