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	91-12-142 91-12-143

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:

Lots 49, 51, 53, and 55, Block 54, West Nashville Plan No. 1, as shown on plat of record in Plat Book 57, pages 74-75, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

BEING the same property conveyed to William Daniel Oakley by Quitclaim Deed from Curtis Groves dated August 9, 2012 and recorded in Instrument No. 20120815-0073110, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Daniel Oakley and Curtis Groves by deed from Tamay Ozari, unmarried of record in Instrument No. 20041122-0139914, Register's Office for Davidson County, Tennessee.

Source of Description: Prior deeds of record.

THIS IS PROPERTY KNOWN AS: **600 45TH AVENUE NORTH, NASHVILLE, TENNESSEE 37205**

BILL GARRETT, Davidson County
Trans: T20170003263 DEEDQC
Recvd: 01/12/17 13:08 2 pgs
Fees: 12.00 Taxes: 0.00
20170112-0003684

WITNESS MY HAND THIS 27th DAY OF December, 2016.

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 27th DAY OF December, 2016, 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 27th DAY OF December, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-24-17

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.