WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170016640 DEEDWARR
Recvd: 02/27/17 08:53 2 pgs
Fees: 13.00 Taxes: 932.22
20170227-0018989

G-PC-17-04524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
White Peach Development, LLC	**New Owner**	
(NAME)	(NAME)	**091-08-0-202.00**
722 Courtland Avenue		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALAN D. OAKLEY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITE PEACH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 14 on the Plan of Thomas D. Woodard's Re-Subdivision of the Lockhart Property, not of record, and more particularly described as follows:

Said Lot No. 14 fronts 50 feet on the Northerly side of Michigan Avenue and runs back between parallel lines 155 feet to an alley in the rear on which it measures 50 feet

Being the same property conveyed to Alan D. Oakley by Quitclaim deed from Desiree Oakley of record in Instrument No. 20170112-0003683 Register's Office for Davidson County, Tennessee, dated December 27, 2016 and recorded on January 12, 2017.

This conveyance is subject to:
- Rights of claims and parties in possession not shown by the public records.
- Easements or claims of easements not shown by the Public Records.
- Taxes for the year 2017 and thereafter, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **4524 Michigan Avenue , Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd DAY OF FEBRUARY, 2017.

Alan D. Oakley by Pam Francis, attorney infact.

Alan D. Oakley by Pam Francis, Attorney In Fact

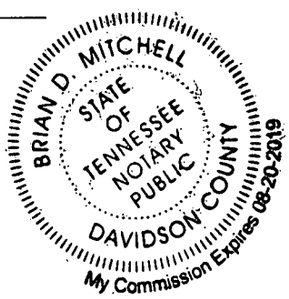
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pam Francis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALAN D. OAKLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said ALAN D. OAKLEY.

Witness my hand and official seal, this the 22nd of February, 2017.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212