File BOX 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311230** BILL GARRETT, Davidson County Trans:T20170036584 DEEDWARR Recvd: 05/01/17 14:27 2 pgs Fees:13.00 Taxes:1809.30 20170501-0042649	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$489,000.00. Affiant Subscribed and sworn to before me, this27th day of April, 2017. Notary Public My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner: Sandra L. Oakley 1415 ROBERTS AVE Nashville TN 37206-2524	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-02-0-082.00

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, **Charles A. Sloane and Danielle M. Sloane, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra L. Oakley, a single woman** ("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 Lot No. 2 and the East 10 feet of Lot No. 1 on the Map of Sharpe & Horn's Subdivision of Elwood Place of record in Book 332, Page 18, Register's Office for Davidson County Tennessee.

Said Lot No. 2 and said part of Lot No. 1 front together 60 feet on the North side of Roberts Avenue and run back between parallel lines 170.5 feet to an alley.

Being the same property conveyed to Charles A. Sloane and wife, Danielle M. Sloane by Warranty Deed from Jeffrey A. Corle, recorded on the 24th day of October, 2006 in Instrument No. 20061024-0131691, 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 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE & HORN'S SUBDIVISION OF ELWOOD PLACE, as recorded in Plat Book 332, Page(s) 18.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1415 ROBERTS AVE Nashville TN 37206-2524

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 27th day of April, 2017.

Charles A. Sloane

Danielle M. Sloane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles A. Sloane and Danielle M. Sloane, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2017.

JUDY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
expires: 7-8-19