THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **242,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY,2017. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Jones	REGIONS BANK d/b/a REGIONS MTG	MAP 061-15-0
3918 Burrus Street	2030 PARKWAY OFFICE CIRCLE	PARCEL -014.00
Nashville, TN 37216	BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kimberly Oakes, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel L. Jones, unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly 50.0 feet of Lot No. 59 of the Maplewood Home Tract of record in Book 421, page 174, Register's Office for Davidson County, Tennessee, and being Lot No. 4 on an unrecorded resubdivision of Lot Nos. 59 and 60, prepared November 10, 1959, by William Collier Parrish Associates, Nashville, Tennessee, as follows:

Said property fronts 50.0 feet on the Easterly side of Burrus Street and runs back between parallel lines 225.0 feet to a dead line.

Being the same property conveyed to Kimberly Oakes, an unmarried woman by Warranty deed from Chase R. Beck, an unmarried man of record in Instrument No. 20160309-0022736 Register's Office for Davidson County, Tennessee, dated March 09, 2016 and recorded on March 09, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3918 Burrus Street; Nashville, TN 37216.**

BILL GARRETT, Davidson County
Trans:T20170058878 DEEDWARR
Recvd: 07/10/17 15:39 2 pgs
Fees:13.00 Taxes:895.40
20170710-0069328

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this the 7th day of July, 2017.

Kimberly Oakes by James A. Waechter as her attorney-in-fact

Kimberly Oakes by James A. Waechter, 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, the within named **James A. Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Kimberly Oakes**, as her Attorney in Fact, as the free act and deed of the within named **Kimberly Oakes**.

Witness my hand and official seal this the 7th day of July, 2017.

My Commission expires March 3, 2020

Priscilla C Urbanek
Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE