THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 171013709

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2017.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 31941 DEEDWARR
11/30/2017 04:05:49 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20171130-0122498

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Oxford Blues, LLC PO Box 158434 Nashville, TN 37215	New Owner	Tax Parcel ID No. 116-16-0-098.00

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, **Kristin Stegall Locke, Executrix** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oxford Blues, LLC, a Tennessee Limited Liability Company**, ("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(s) 20, as shown on the map entitled Part 1 - Wallace Subdivision, of record in Plat Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FRANKLIN G. LOCKE, by deed from DAN J. DAVIS, of record in Instrument No. 20121004-0091153, dated September 28, 2012, said Register's Office.

FRANKLIN G. LOCKE, A/K/A FRANKLIN GRAHAM LOCKE died on or about November 5, 2016. His Estate being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 16P1912, directs the subject property to be administered as part of the estate under the control of the Executrix, KRISTIN STEGALL LOCKE.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 116-16-0-098.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1424, page 16, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3885, page 832, said Register's Office.

This is improved property located at 4031 Sneed Road Nashville TN 37215

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 30th day of November, 2017.

The Estate of Franklin G. Locke

Kristin Stegall Locke, Executrix EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin Stegall Locke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Franklin G. Locke, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of November, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018