WARRANTY DEED

Bill Garrett Davidson County
Batch# 52540 **DEEDWARR**
01/29/2018 10:10:03 AM 2 pgs
Fees: $13.00 Taxes: $1,243.20

20180129-0008839

O-KR-18-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/16/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/16/2020

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)
Jay Hardin Ross	**New Owner**	
(NAME)	(NAME)	
4420 Gerald Place		**09115003800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **OAKEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY HARDIN ROSS,** 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:

Land in Davidson County, Tennessee, being part of Block 3, on the plan of Realty Savings Bank & Trust Company's revised plan of West Extension of Charlotte Park, as of record in Book 421, Page 18, Register's Office for said county, and described according to a survey made thereof December 30, 1964 by James A. Hamilton, Jr., Engineer, as follows:

Beginning at a railroad spike in the westerly margin of 53rd Avenue, North, said point being S 3 degrees 56 minutes E, 161.0 feet, more or less, from the southerly margin of Charlotte Pike as measured along said westerly margin of said 53rd Avenue, North; thence with said westerly margin of said 53rd Avenue, North, S 3 degrees 56 minutes E, 59.6 feet, more or less, to an iron pin; thence S 85 degrees 55 minutes W, 150.6 feet, more or less to an iron pin; thence S 4 degrees 02 minutes E, 3.0 feet more or less, to an iron pin; thence N 17 degrees 45 minutes 15 seconds W, 63.14 feet, more or less, to an iron pin; the southwesterly corner of the property conveyed to Guy Oakley, et us, by deed from A.C. Oakley, et al of record in Book 2881, Page 355, said Register's Office; thence with said Guy Oakley's line, N 74 degrees 23 minutes E, 80.58 feet, more or less, to an iron pin; thence, continuing with said Guy Oakley's line, S 7 degrees 30 minutes E, 21.5 feet, more or less to an iron pin; thence, continuing with said Guy Oakley's line, N 81 degrees 30 minutes E, 85.7 feet, more or less to the point of beginning.

Being the same property conveyed to OAKEN, LLC by Quitclaim deed from Jennifer Oakley and Anna Oakley Mueck, as equal Tenants in common of record in Instrument No. 20040819-0100304 Register's Office for Davidson County, Tennessee, dated August 12, 2004 and recorded on August 19, 2004.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 53rd Ave N, 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 24th DAY OF JANUARY, 2018.

Oaken, LLC, a Tennessee limited liability company

BY: Jennifer Oakley 1/24/18
Jennifer Oakley
Chief Manager / Member

BY: Anna Oakley Mueck 1/24/18
Anna Mueck
Secretary / Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER OAKLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER / MEMBER of OAKEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER / MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of January, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA MUECK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY / MEMBER of OAKEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SECRETARY / MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of January, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

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

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