WARRANTY DEED

Bill Garrett Davidson County
Batch# 52544 DEEDWARR
01/29/2018 10:12:29 AM 2 pgs
Fees: $13.00 Taxes: $4,972.80

20180129-0008845

O-KR-18-5307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,344,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/16/20

(AFFIX SEAL)

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

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)	**091-15-0-033.00**
4420 Gerald Place		
(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 the 5th Ward of the City of Nashville and more particularly described according to a survey made by W.W. Turner Company, Engineers, February 13, 1951, as follows:

Beginning at a point on the southerly margin of Charlotte Pike, said point being 199.9 feet west of the westerly boundary of 53rd Avenue North; thence in a westerly direction along the southerly margin of Charlotte Pike 100 feet to an iron pin; thence in a southerly direction 246 feet to an iron pin; thence in an easterly direction 59.5 feet to an iron pin; thence in a northerly direction 96.9 feet to an iron pin, thence in a northerly direction 173.5 feet to the southerly margin of Charlotte Pike, the point of beginning containing 0.5 acres more or less.

Being the same property conveyed to Oaken, LLC, a Tennessee limited liability company by Quitclaim deed from Jennifer Oakley and Anna Oakley Mueck, as equal tenants in common of record in Instrument No. 20040819-0100303 Register's Office for Davidson County, Tennessee, dated August 18, 2004 and recorded on August 19, 2004.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4007, Page 248, in the Register's Office for Davidson County, Tennessee.
- Any deficiency in the property description contained in Schedule A, the failure of said description to adequately identify the land, or any claim thereof.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5307 Charlotte Ave., 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)

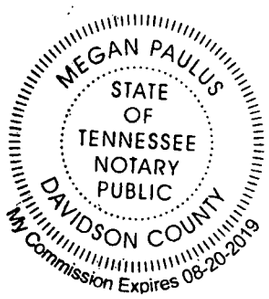


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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)



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