Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 68910 DEEDWARR
03/14/2018 09:15:52 AM 2 pgs
Fees: $13.00 Taxes: $1,457.80
20180314-0023976

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $394,000.00

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

Affiant

Subscribed and sworn to before me, this 12th day of March 2018.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephanie Ann Ross 618 A Ries Avenue Nashville, TN 37209	New Owner	091-05-0S-001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Oak Valley Investments, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Stephanie Ann Ross, unmarried and Joseph E. Ross, married, as joint tenants with right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 618 Ries Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161209-0129633, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Daniel G. Hutts and Melissa K. Hutts, husband and wife, by Warranty Deed from Ryan L. Langford, Trustee of the Ryan Lee Jackson Langford Trust, created October 6, 2016 dated December 2, 2016 of record as Instrument No. 20161205-0127516, Register's Office for Davidson County, Tennessee. With the same property being conveyed to Oak Valley Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Daniel G. Hutts and wife, Melissa K. Hutts dated January 5, 2017 of record as Instrument No. 20170106-0001732, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **618 A Ries Avenue, Nashville, TN 37209.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record as identified as Exhibit "B" in Instrument No. 20161209-0129633; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Homes at 618 Ries Avenue of record in Instrument No. 20161209-0129633, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) All matters appearing on the Plan of record in Plat

charges, assessments and liens provided in the Restrictive Covenants of record in Book 3157, Page 606, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 12th day of March 2018.

Oak Valley Investments, LLC, a
Tennessee limited liability company

By: _____
Daniel Hutts
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Daniel Hutts, Managing Member of Oak Valley Investments,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **limited liability company** as such **Managing Member.**

Witness my hand and official seal at Brentwood, Tennessee, this the 12th day of March, 2018.

_____
Notary Public

My Commission expires: 1·24·21

FILE NO: 2018025734

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD