This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 106783 DEEDWARR
06/20/2018 10:35:10 AM 2 pgs
Fees: $13.00 Taxes: $1,337.55

20180620-0059352

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $361,500.00.

Michelle M Martin
Affiant

Subscribed and sworn before me this the 18th day of ~~June, 2018~~.

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Beverly D. Oakley 119 Spring Valley Road Nashville, TN 37214	New Owner	095-04-0 206.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NELL FUQUA, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BEVERLY D. OAKLEY, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 33, on the plan of Bluefields, as shown on plat of record in Book 843, page 16, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the easterly margin of Spring Valley Road, 10 feet south of the corner of Lots Nos. 33 and 34; thence easterly parallel to the line between said lots and 10 feet south of the same, 205 feet to a point; thence southerly 80 feet to a point; thence westerly 225 feet to the easterly margin of Spring Valley Road; thence with the margin of the same, northerly 120 feet to the beginning.

Being the same property conveyed to Nell Fuqua by deed from Jon Marc Laird and wife, Julia Yundt Laird, dated 05/21/2007, of record in Instrument No. 20070524-0061924, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 119 Spring Valley Road, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

nf

Witness my hand this the 18th day of June, 2018.

Nell Fuqua

Nell Fuqua

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nell Fuqua, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY