File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 115734 DEEDWARR
07/12/2018 02:22:59 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20180712-0067615

W & I Ref: (DM) Title No.: 59996

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Oakley Holdings LLC 6430 Jocelyn Hollow Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 131030E00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert E. Phipps and Nancy S. Phipps, Trustees of the Phipps Family Revocable Living Trust Agreement, dated December 28, 2017, as to a one-third (1/3) interest, and Nancy S. Medaugh, as to a one-third (1/3) interest, and Martha B. Phipps, as to a one-third (1/3) interest,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Oakley Holdings LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4 of Lone Oak Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200, page 103, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Together with and Subject to a Joint Driveway Easement of record in Book 5694, page 386, said Register's Office.

Being the same property conveyed to Robert E. Phipps, Nancy S. Medaugh and Martha B. Phipps by Warranty Deed from Jason D. Poling, a married person, dated April 19, 2002 and recorded on June 3, 2002 of record in Instrument No. 20020603-0067019, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 28, 2017, recorded on January 10, 2018, of record in Instrument No. 20180110-0003459, said Register's Office, Robert E. Phipps conveyed all of his one-third (1/3) interest in subject property to Robert E. Phipps and Nancy S. Phipps, Trustees of the Phipps Family Revocable Living Trust Agreement, dated December 28, 2017.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6200, page 103, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. All Matters shown in Book 5210, page 217, amended in book 5681, page 721, said Register's Office. Joint Driveway Easement of record in Book 5694, page 386, said Register's Office. The provisions of the condominium Master Deed of record in Book 6360, page 65, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This instrument is executed on behalf of Nancy S. Medaugh by Robert E. Phipps pursuant to a Power of Attorney executed by her on the 16th day of June, 2016, of record in Instrument No. 20180629-0062817, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 4113 B Lone Oak Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of July, 2018

Phipps Family Revocable Living Trust
BY:

Robert E Phipps, trustee
Robert E. Phipps, Trustee

Nancy S Phipps, Trustee
Nancy S. Phipps, Trustee

Nancy S. Medaugh by Robert E. Phipps, attorney-in-Fact
Nancy S. Medaugh by Robert E. Phipps, Attorney-In-Fact

Martha B. Phipps
Martha B. Phipps

State of Tennessee

County of Davidson

On this 11th day of July, 2018, before me the undersigned authority, personally appeared **Martha B. Phipps,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

On this 11th day of July, 2018, before me the undersigned authority, personally appeared **Robert E. Phipps and Nancy S. Phipps, Trustees of the Phipps Family Revocable Living Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Robert E. Phipps** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Nancy S. Medaugh**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2018.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Sworn and subscribed before me this 11th day of July, 2018.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

EXHIBIT "A"

To

Warranty Deed

FROM: Phipps Family Revocable LIving Trust Agreement, Nancy S. Medaugh, and Martha B. Phipps

TO: Oakley Holdings LLC

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Robert E. Phipps

Robert E. Phipps, Affiant

Sworn to and subscribed before me this 11th day of July, 2018.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019