Karen Y Johnson Davidson County
Batch# 151953 DEEDWARR
10/17/2018 09:00:58 AM 3 pgs
Fees: $18.00 Taxes: $658.60
20181017-0102759

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

Affiant

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Subscribed and sworn to before me, this 15th **day of October, 2018.**

Notary Public
My commission expires:

03-1809-38773

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ivan Pearson and Linda Pearson 3001 Hamilton Church Rd, Unit 529 Antioch TN 37013	New Owner 1106 Arrowhead Drive Brentwood, TN 37027	163-04-0-A-529.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kayla B. Oakley, a married woman and Jason W. Oakley, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ivan Pearson and Linda Pearson, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 529, together with the appurtenant interest in the common elements of Hamilton Crossings Townhomes, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076; Instrument No. 20050310-0026734; Instrument No. 20050701-0075731; and Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-3 to the aforementioned Declaration amendment of record in Instrument No. 20050310-0026734, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Makonnen W. Lema and Almaz T. Woldgiorgis, husband and wife by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE5 Mortgage Pass-Through Certificates, Series 2007-HE5, dated May 21, 2012, recorded June 4, 2012, of record in Instrument No. 20120604-0048527, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kayla B. Oakley, a single woman and Jason W. Oakley, a married man by deed from Makonnen W. Lema and Almaz T. Woldgiorgis, husband and wife, dated December 8, 2016, recorded December 12, 2016, of record in Instrument No. 20161212-0129768, Register's Office for Davidson County, Tennessee. Kayla B. Oakley having since married Cody Lain Choate. Her legal name remains Kayla B. Oakley.

The subject property is neither the principal residence of the Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **3001 Hamilton Church Rd, Unit 529, Antioch, TN 37013.**

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 15 day of October, 2018.

Kayla B. Oakley

Kayla B. Oakley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kayla B. Oakley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of October, 2018.

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 03/08/21

WITNESS my hand this 9 day of October, 2018.

Jason W. Oakley

STATE OF Ky
COUNTY OF Trigg

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jason W. Oakley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Cadiz (city), Ky (state), this 9 day of October, 2018.

Notary Public

My commission expires: 10-13-20

