THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Y Johnson Davidson County
Batch# 155062 DEEDWARR
10/30/2018 10:39:30 AM 2 pgs
Fees: $13.00 Taxes: $883.56
20181030-0107267

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Thomas Oakes, et ux 449 Moncrief Avenue Goodlettsville, Tennessee 37072	Capstar Bank 2002 Richard Jones Rd. Ste. A300	025-03-0-025.00
	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CORTNEY DAY and husband, MICHAEL JUSTIN DAY**, have this day bargained and sold, and do hereby transfer and convey unto the said **THOMAS OAKES and KRISTEN OAKES, Husband and Wife**, their successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being part of Lot Nos. 52 and 53 on the revised map of Moncrief Subdivision of the northerly part of the Allen Mathes lands at Goodlettsville, Tennessee.

Said part of Lot Nos. 52 and 53 front together 200 feet on the west side of Moncrief Avenue and run back along the northerly margin of Lot No. 52, 361 feet, more or less, to a point, and run back along he southerly line of Lot No. 53, 373 feet, more or less, to a point and shows 200 feet on the rear line.

Being the same property conveyed to CORTNEY WALKER, AN UNMARRIED WOMAN, by deed from KIRSTEN O'ROURKE AND JESSE BENFIELD, WIFE AND HUSBAND, of record in Instrument No. 20140204-0009646, dated January 17, 2014, said Register's Office. The said CORTNEY DAY and the said CORTNEY WALKER are one and the same person. The said MICHAEL JUSTIN DAY, spouse of CORTNEY DAY, joins in this conveyance to convey any marital interest he may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater for this transfer is $238,800.00.
Subscribed and sworn to before me,
this 26th of October, 2018.
My Commission Expires: 1-03-2022

Affiant

Notary Public

SHELBY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 26 day of October, 2018.

Cortney Day

CORTNEY DAY

MICHAEL JUSTIN DAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **CORTNEY DAY AND MICHAEL JUSTIN DAY,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY