Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2794

Karen Johnson Davidson County
Batch# 191591 DEEDWARR
02/04/2019 03:49:11 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20190204-0010585

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of January, 2019

Notary Public

Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Oak Tree Creation, LLC 177 Marlin Rd. White House, TN 37188	Civic Financial Services, LLC 2015 Manhattan Beach Boulevard Redondo Beach, CA 90278	061-16-0-097.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Josh Terry, Trustee of The 1307 McAlpine Ave Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oak Tree Creation, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the south part of East 1/2 of Lot No. 41 on the Map of Kennedy & Graves Subdivision of Blocks C & D, Monte Vista of record in Plat Book 843, page 14, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said part of lot fronts 56.55 feet on the north side of McAlpine Avenue, formerly Alpine Avenue, and runs back between parallel lines, as measured from the center line of said Avenue, 220 feet to a dead line.

Being the same property conveyed to Sheila J. Marchman and Thomas Marchman, Wife and Husband by Quitclaim Deed from Sheila J. Marchman, a Married Woman of record in Instrument No. 20140417-0032087 Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on March 17, 2014.

Being the same property conveyed to Amanda Dean, Trustee of The 1307 McAlpine Ave Trust by Warranty Deed from Sheila J. Marchman and Thomas Marchman, wife and husband, recorded on _____, 2019 in Instrument Number 20190204-0010566 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1307 McAlpine Avenue, Nashville, TN 37216.**

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 and assigns forever; and we so covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of January, 2019.

The 1307 McAlpine Ave Trust

Josh Terry, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Josh Terry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 1307 McAlpine Ave Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25 day of January, 2019.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: _____