Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20030004

Rutherford County Tennessee Notary Public State Of Vanessa E. Allen

STATE OF TENNESSEE }
COUNTY OF RUTHERFORD }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $588,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6 DAY OF April, 2020.

NOTARY PUBLIC

My Commission expires: 8/22/22

Address of New Owner	Send Tax Bills To:	Tax Information:
Kelly D. Williams 816 Brook Hollow Road Nashville, TN 37205	Bank of America 4500 Amon Carter Blvd. Ft. Worth, TX 76155	102-16-0-029.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jennifer Lynne Oakley, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kelly D. Williams, unmarried,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 199 of Section C on the Plan of Horton Heights as of record in Book 2133, Page 69, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 199 fronts 118.0 feet on the easterly side of Brook Hollow Road and extends back between lines 358.5 feet on the northerly line and 367 feet on the southerly line to a dead line in the rear measuring 118.4 feet thereon.

Being the same property conveyed to Willard Allen Oakley and wife, Mary Lanelle Bullock Oakley, by Installment Deed from Thomas C. Summers, Trustee, dated 12/12/1953 and recorded on 12/22/1953 at Book 2243, Page 152, Register's Office for Davidson County, Tennessee. Further property vested in Mary Oakley by Final Decree dated 5/26/1965 and recorded on 05/26/1965 at Book 3894, Page 866, RODCT. The said Mary Oakley, aka Mary La Nelle Bullock Oakley Johnson, having since died testate on or about 8/4/2007 property vested in Jennifer Lynne Oakley according to the terms of her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 07P-1339. See also Quitclaim Deed to Jennifer Oakley from Jennifer Oakley, Executrix of the Estate of Mary La Nelle Bullock Oakley, dated 10/16/2007 and recorded on 10/22/2007 in Instrument No. 20071022-0124550, RODCT. Jennifer Lynne Oakley further conveyed her interest to Jennifer Lynne Oakley, Trustee of The Jennifer Lynne Oakley Family Trust, dated 06/05/2017 and recorded on 06/07/2017 in Instrument No. 20170607-0057026, RODCT. Jennifer Lynne Oakley, Trustee of The Jennifer Lynne Oakley Family Trust, further conveyed her interest to Jennifer Lynne Oakley dated 03/22/2019 and recorded on 03/22/2019 in Instrument No. 20190322-0026185, RODCT.

This is property generally located:
816 Brook Hollow Road, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 382460 DEEDWARR
04/07/2020 02:15:23 PM 2 pgs
Fees: $13.00 Taxes: $2,175.60

20200407-0036711

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 2133, Page 69, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Jennifer Lynne Oakley** has/have caused this instrument to be executed, this the 3rd day of April, 2020.

Jennifer Lynne Oakley

Jennifer Lynne Oakley

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jennifer Lynne Oakley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 3 day of April, 2020.

My commission Expires: 8.27.22

NOTARY PUBLIC

