THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527153

Karen Johnson Davidson County
Batch# 431331 DEEDWARR
07/07/2020 07:56:09 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20200707-0072606

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2020.

Notary Public
My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Edward Oakes 3128 Belwood Street Apt 101 Nashville TN 37203	New Owner	Tax Parcel ID No. 104 02 1H 002.00

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 of which is hereby acknowledged, **Marion Ferrell Haile and Frances Kay Haile, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Edward Oakes**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A-2, LONGVIEW PLACE CONDOMINIUMS, a Horizontal Property Regime, as established by Declaration of record in Instrument No. 20110124-0006321, amended at Instrument No. 20111215-0097734, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Marion Ferrell Haile and Frances Kay Haile, Husband and Wife, by Warranty Deed from 3139 Long Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20120416-0032248, in the Register's Office of Davidson County, Tennessee, dated April 12, 2012 and recorded on April 16, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Park, as recorded in Plat Book 421, Page(s) 82.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110124-0006321, amended in Instrument No. 20111215-0097734.

This is improved property located at 3128 Belwood Street Apt 101 Nashville TN 37203

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-VRBS 20-3128 101

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2020.

M. Ferrell Haile
Marion Ferrell Haile

Frances Kay Haile
Frances Kay Haile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marion Ferrell Haile and Frances Kay Haile, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2020.

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

_____
Notary Public