WARRANTY DEED

Karen Johnson Davidson County
Batch# 579327 **DEEDWARR**
02/26/2021 10:03:51 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210226-0024466

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2021.

Kayla R. Johnson
Notary Public

MY COMMISSION EXPIRES: 11-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura M. Newberry	American Pacific	
(NAME)	(NAME)	
706 McCrory Creek Road	3000 Lava Ridge Ct, Ste 200	09615009000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Richard T. Oakley and Wife, Kathy Oakley**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Laura M. Newberry, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Being a parcel of land in the 2nd, formerly the 3rd, Civil District, Nashville, Davidson County, Tennessee, located on the northwest side of McCrory Creek Road, south of Boulder Park Drive and east of Laurel Forest Drive abutting Lots 91, 93, 94, and 95 of Hickory Bend Subdivision, Section 3, as recorded in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument identifying the southeasterly corner of Lot 95 of the aforementioned subdivision, a point in the westerly line of Charles G. Parkerson, as of record in Book 1285, Page 90, Register's Office For Davidson County, Tennessee, and the northeasterly corner of the parcel herein described;

Thence, S 35 degrees, 46 minutes, 12 seconds E. 194.93 feet to a point in the northwesterly margin of McCrory Creek Road;

Thence, with said Road, S 35 degrees, 05 minutes, 59 seconds W, 30.46 feet;

Thence, leaving said Road, N 82 degrees, 50 minutes, 12 seconds W, 183.02 feet;

Thence, S 07 degrees, 09 minutes, 49 seconds W, 14.50 feet;

Thence, N 88 degrees, 46 minutes, 12 seconds W, 75.00 feet;

Thence, with the rear lines of Lots 91 and 93 of Hickory Bend Subdivision, Section 3, N 16 degrees, 10 minutes, 49 seconds E, 70.00 feet. to a concrete monument;

Thence, continuing with the rear lines of Lots 93, 94, and 95, N 53 degrees, 23 minutes, 49 seconds E, 177.45 feet to the point of beginning.

Containing 0.65 acre, more or less, according to a survey by Barge, Waggoner, Sumner and Cannon, dated June 9, 1980.

Being the same property conveyed to Richard T. Oakley and wife, Kathy Oakley by Warranty Deed from James E. Pierce and wife, Kathryn N. Pierce, dated 02/27/1987 and recorded 03/02/1987, of record in Book 7152, Page 194, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 3600, Page 42, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 1285, Page 90, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ 706 McCrory Creek Road, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd day of February, 2021.

Richard T. Oakley

Kathy Oakley

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard T. Oakley and Kathy Oakley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of February, 2021.

Notary Public:

My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1099382
Warranty Deed TN