LIMITED WARRANTY DEED

Karen Johnson Davidson County
Batch# 752075 DEEDWARR
11/09/2021 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $3,607.50
20211109-0149612

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth Diane Townsley as Trustee of the Libellule Living Trust dated April 12, 2021	New Owner	132 01 0 018.00
(NAME)	(NAME)	
1004 Woodvale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Timothy Merrill Oxley and Anne Jackson Oxley, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Diane Townsley as Trustee of the Libellule Living Trust dated April 12, 2021**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in the Third Councilmanic District of Nashville, Davidson County, Tennessee, near Lealand Lane and Woodvale Drive, being part of lots 7 and 8, Block 15 College Park of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee, and a part of former Glendale Car Line right-of-way and being more particularly described as follows:

Beginning at the intersection of the Westerly right-of-way of Lealand Lane and the Northerly right-of-way of Woodvale Drive;

Thence with said right-of-way of Woodvale North 89 deg. 30' West 162 feet to a Southeasterly corner of Jo Ed Clark et ux, Barbara B. Clark property of record in Deed Book 4130, Page 814, said Register's Office;

Thence with said Clark property North 00 deg. 30' East, 188 feet to the Southerly boundary of

Charles Edward Bullington et ux, Mary C. Bullington property of record in Deed Book 3400, Page 458, said Register's Office;

Thence with said Bullington property South 72 deg. 50' East, 199 feet to the Westerly right-of-way of Lealand Lane;

Thence with said right-of-way South 12 deg. 49' 30" West, 134 feet to the beginning.

Note for informational purposes only: prior deed references subject property to contain 0.64 acres, more or less.

Being the same property conveyed to Timothy Merrill Oxley and Anne Jackson Oxley, by Charles E. Bullington, Jr. and Cynthia B. Bullington, Husband and Wife, by Quiclaim Deed of record in Instrument No. 20181019-0103811, in the Register's Office of Davidson County, Tennessee, dated October 18, 2018 and recorded on October 19, 2018, and by Warranty Deed of record in Instrument No. 20181019-0103812, in said register's office, dated October 18, 2018, and recorded on October 19, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1004 Woodvale Drive, Nashville, TN 37204

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, her successors and assigns forever; and we do covenant with the said Grantee, subject to the limitation stated below, 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, her successors and assigns, against the lawful claims of all persons whomsoever. This said covenant and warranty is expressly limited to those portions of the said parcel or tract of land not included in the former Glendale Car Line right-of-way. 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.

Witness our hands this 7th day of October, 2021.

Timothy Merrill Oxley by Anne Jackson Oxley attorney in Fact

Timothy Merrill Oxley by Anne Jackson Oxley Attorney In Fact

Anne Jackson Oxley

Anne Jackson Oxley

STATE OF TENNESSEE

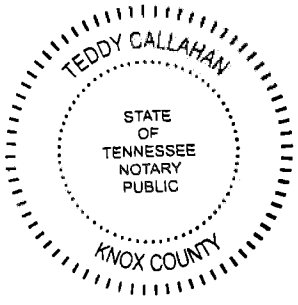
COUNTY OF KNOX

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Anne Jackson Oxley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy Merrill Oxley, as Attorney In Fact, and acknowledged that she executed the same as the free act and deed of Timothy Merrill Oxley, for the purposes therein contained.

Witness my hand and official seal, this the 7th day of October, 2021.

Teddy Callahan
Notary Public

My Commission Expires: 9/26/2023



STATE OF TENNESSEE

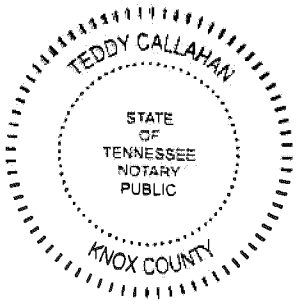
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Anne Jackson Oxley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of October, 2021.

Teddy Callahan
Notary Public

My Commission Expires: 9/26/2023



Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 7, 2021.

Date

Christie Daniels

Affiant Signature

October 12, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of October, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY