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WARRANTY DEED

Karen Johnson Davidson County
Batch# 938582 DEEDWARR
11/07/2022 12:16:42 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20221107-0119603

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2022

Notary Public Justin D. Tatum

MY COMMISSION EXPIRES: September 07, 2026

(AFFIX SEAL)

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Willard Brock Oakley	Castle & Cooke Mortgage, LLC	083-03-0-228.00
(NAME)	(NAME)	
1116 Campbell Street	13751 S. Wadsworth Park Drive, Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Draper, UT 84020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tessa A. Rhodes and Irvin Bell Oten III,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Willard Brock Oakley, an unmarried man,** 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 parts of Lots Nos. 56 and 64 on the Plan of record in Book 21, Page 9, Register's Office for said County, being Lot No. 4 on an unregistered plan of the lands of J. W. McKinney and wife, not of record, described as follows:

BEGINNING in the center of Campbell Street at the northwest corner of the property conveyed to Fred H. Brown and wife, by deed from Lillie F. Hickson of record in Book 3072, Page 521, said Register's Office; thence with the center of said Avenue northerly 133 1/4 feet; thence easterly 447 1/2 feet to a point; thence southerly 134 feet to Brown's northeast corner; thence with Brown's northerly line westerly 442 feet, more or less, to the beginning.

INCLUDED but expressly EXCLUDED in the above description is that small tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4237, Page 244, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Wade L. Phelps, Mora Jean Armstrong and Elizabeth Simpson, each owning a one third undivided interest by deed dated April 2, 1985 from Elsie W. Holt of record in Book 6526, Page 562, Register's Office for Davidson County, Tennessee. Thereafter the said Elizabeth Simpson died on March 3, 1996 survived by her two children, Mora Jean Armstrong and Allen Verice Simpson. See Affidavit of Heirship of record in Book 11505, Page 796, Register's Office for Davidson County, Tennessee. The said Allen Verice Simpson then conveyed her interest to Wade L. Phelps and Mora Jean Armstrong by deed of record in Book 11505, Page 798, Register's Office for Davidson County, Tennessee. The said Wade L. Phelps thereafter died Testate on May 29, 2013 and By Last Will and Testament probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Case No. 13P994 Devised his interest in said property to Mora Jean Armstrong. Thereafter the said Mora Jean Armstrong died intestate on October 26, 2021 survived by her children, Tessa A. Rhodes and Irvin Bell Oten, III. See Affidavit of Heirship of record in Instrument No. 20220526-0061020 and Instrument No. 20220526-0061021, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1116 Campbell Street, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 my/our hands this 3rd day of November, 2022.

Tessa A. Rhodes

Irvin Bell Oten III

State of Tennessee
County of Davidson

On this 3rd day of November, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Tessa A. Rhodes and Irvin Bell Oten III, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 3rd day of November, 2022.

Notary Public Justin D. Tatum
My Commission Expires: 09/7/2026

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 22-OakleyB