6

BILL GARRETT, Davidson County
Trans:T20090036413 DEEDWARR
Recvd: 06/02/09 14:57 2 pgs
Fees:13.00 Taxes:739.63
20090602-0050819

WARRANTY DEED

TERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**$199,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron K. Eades	**Primary Capital Advisors, LC**	**091-08-0B-002.00**
(NAME)	(NAME)	
4523 Michigan Avenue	**1000 Parkwood Circle, Ste 600**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Atlanta, GA 30339**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EASTOAK, LLC. a Limited Liability Company, and Curtis M. Groves,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cameron K. Eades and James P. Eades, tenants in common with rights of survivorship,** 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:

Being Townhouse Unit B on the Plan of EastOak Groves Townhouses, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictive Covenants and By-Laws of record in Instrument No. 20080602-0055567, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description. The Easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being the same property conveyed to EASTOAK, LLC, an eighty six and two thirds interest and Curtis M. Groves a thirteen and one third interest by deed dated February 1, 2008 from Henry and Sarah Hood, husband and wife of record in Instrument No. 20080206-0012208, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4523 Michigan Avenue, Nashville, TN 37209**
(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 our hands this **29th day of May, 2009**.

EASTOAK, LLC.

By: _____

EASTOAK, LLC.

By: _____

Curtis M. Groves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **William Daniel Oakley and Jeff C. Estepp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged **themselves** to be the **Managing Member and Member of EAST OAK, LLC**, the within named bargainor, and that as such Managing **Member and Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as **Managing Member and Member.**

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2009.

STATE OF TENNESSEE **My Commission Expires: 5/6/2013**

COUNTY OF DAVIDSON

I. Dyke Tatum **Notary Public**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Before me, the undersigned, of State and County aforesaid, personally appeared **Curtis M. Groves, Individually,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2009.

Commission expires: **5/6/2013**

I. Dyke Tatum Notary Public

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN