WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090059575 DEEDWARR
Recvd: 08/31/09 14:46 2 pgs
Fees: 13.00 Taxes: 839.90
20090831-0081698

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$227,000.00.~~

Affiant

Subscribed and sworn to before me this 28th day of August, 2009

Notary Public
My Commission expires: 10/28/2009
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daniel M. Shomo	New Owner	103-3-147.00
4804 Idaho Avenue		
nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The 4804 Idaho Avenue Trust, L&O Farms, LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel M. Shomo**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 705 of Block No. 33 on the plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 705 fronts 50 feet on the northerly side of Idaho, formerly 5th Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to The 4804 Idaho Avenue Trust, L&O Farms, LLC, as Trustee, from Tammy Louise Tate, by deed on March 26, 2009, of record in Instrument Number 20090403-0030180, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4804 Idaho Avenue, nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 28, 2009.

L&O Farms, LLC

By Dan Lain

STATE OF TENNESSEE

COUNTY OF Robertson

On this 28th day of August, 2009, before me, appeared Dan Lain to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of L&O Farms, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Dan Lain acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Amanda Dean

NOTARY PUBLIC

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires:

10/28/2009