(2)

Marshall County Title & Escrow
118 Second Avenue South
Lewisburg, TN 37091

BILL GARRETT, Davidson County
Trans:T20090061330 DEEDWARR
Recvd: 09/08/09 09:15 2 pgs
Fees:13.00 Taxes:754.62
20090908-0083798

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,950.00

Pat Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH** DAY OF AUGUST, 2009.

Vicki Ray
Notary Public

MY COMMISSION EXPIRES: 3/5/2013 (AFFIX SEAL)

MARSHALL COUNTY TN NOTARY PUBLIC AT LARGE VICKIE RAY

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
Carrie L. Foster	SAME	091.08-0B-003.00 CO
(NAME)	(NAME)	
4517 Michigan Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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. and Curtis M. Groves**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carrie L. Foster, unmarried** 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 C, Phase 2 on the Plan of EastOak Groves Townhouses, as recorded as Exhibit "A" to the M aster 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 Hood 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 **4517 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 **28th day of August, 2009**.

EastOak, LLC

William Daniel Oakley, Managing Member

Jeff C. Estepp, Member
By: Daniel Oakley, Attorney-in-Fact

Curtis M. Groves, Individual

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** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **Managing Member** of **EASTOAK, LLC**. the within named bargainor and that he as such **Managing Member** being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as **Managing Member** and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **28th day of August, 2009**.

Commission expires: May 6, 2013

I. Dyke Tatum — Notary Public

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Daniel Oakley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **Attorney in Fact** by Power of Attorney on behalf of **Jeff C. Estepp, as Member** of **EASTOAK, LLC**. the within named bargainor and that he as such **Attorney in Fact** being authorized so to do, and who further acknowledged that he is the attorney in fact for **Jeff C. Estepp** , and that he is authorized by Power of Attorney to execute this instrument on his behalf.

Witness my hand and official seal at **Nashville**, Tennessee this **28th day of August, 2009**.

Commission expires: May 6, 2013

I. Dyke Tatum — Notary Public

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Curtis M. Groves** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **28th day of August, 2009**.

Commission expires: May 6, 2013

I. Dyke Tatum — Notary Public

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