Davidson County DEEDWARR
Recvd: 05/26/10 12:24 3 pgs
Fees:18.00 Taxes:758.13
20100526-0040588

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-10-2012

(AFFIX SEAL)

LAURIE M. HARRIS WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

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
Andrew Enkeboll	Access National Mortgage	**Part of 091080201.00**
(NAME)	(NAME)	
4520 Michigan Avenue, Lot 13 Unit E	1800 Robert Fulton Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Reston, VA 20191	
(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 **Andrew Enkeboll, 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 E, Phase 3 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, and as amended in Instrument No. 20091119-0106608 in the Register's Office for Davidson County, Tennessee to which referenceis 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, a limited liability company, 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 of record in Instrument No. 20080206-0012208, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4520 Michigan Avenue, Lot 13 Unit E, 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 12th day of May, 2010.

EASTOAK, LLC

By: _____
William Daniel Oakley, Managing Member

_____
Jeff C. Estepp, Member

_____
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 12th day of May 2010.

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

Commission expires: May 6, 2013

_____
I. Dyke Tatum Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of 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 12th day of May, 2010.

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

Commission expires: May 6, 2013

_____
I. Dyke Tatum Notary Public

I, Dawn Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J. Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).