6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110027488 DEEDWARR
Recvd: 05/09/11 11:40 2 pgs
Fees:13.00 Taxes:277.50
20110509-0035394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00**

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(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
Thomas R. McDonald, III	**Thomas R. McDonald, III**	**091080203.00**
(NAME)	(NAME)	
4528 Michigan Avenue	**4906 Illinois Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**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. 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 **Thomas R. McDonald, III**, 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 Lot 15 on an unrecorded Map prepared by Watkins and Murray, Surveyors, of the property of Thomas D. Woodward, made September 5, 1946, being a Re-Subdivision of a tract of land in the 5th, formerly 12th, Ward of the City of Nashville, not of record known as the Lockhart Property. Said property being more particularly described according to a survey made by John B. Kohl, III dated March 8, 1988 as follows:

SAID Lot No. 15 fronts 50 feet on the northerly margin of Michigan Avenue and extends back 155 feet between parallel lines to a dead line in the rear, measuring 50 feet thereon.

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 July 31, 2008 from William Daniel Oakley of record in Instrument No. 20080805-0080329, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4528 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 April, 2011.**

EASTOAK, LLC.

By: _____

William Daniel Oakley, Managing Member

EASTOAK, LLC.

By: _____

Jeff E. Estepp, Member

_____

Curtis M. Groves, Individually

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 April, 2011.

Commission expires: May 6, 2013

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

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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 29th day of April 2011.

Commission expires: 5/6/2013

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

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I. Dyke Tatum Notary Public