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BILL GARRETT, Davidson County
Trans:T20110060872 DEEDWARR
Recvd: 09/30/11 10:32 2 pgs
Fees:13.00 Taxes:734.08
20110930-0075814

# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAIVDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$198,400.00**

Deborah Dempsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(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 |
|---|---|---|
| **Deborah Dempsey**<br>**And**<br>**Jerry Dempsey** | **Deborah Dempsey**<br>**and**<br>**Jerry Dempsey** | **P/O 91-08-358.00** |
| (NAME)<br>**4513 Michigan Avenue, Unit 1** | (NAME)<br>**75 South Shaw Lane** | |
| (ADDRESS)<br>**Nashville, TN 37209** | (ADDRESS)<br>**Ft. Thomas, KY 41075** | |
| (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.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Dempsey and Jerry Dempsey, wife and husband**, 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 I, Phase 5 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 amended in Instrument No. 20091119-0106608 and as further amended in Instrument No. 201005-170037873 and in Instrument No. 20110526-0040369, 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 part of the same property conveyed to EastOak, LLC, a Limited Liability Company 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 and further conveyed to EastOak, LLC. by Quitclaim Deed from Curtis M. Groves of record in Instrument No. 20110531-0041204, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4513 Michigan Avenue, Unit 1, 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 my hand this **27th day of September, 2011.**

**EastOak, LLC.**

**Daniel Oakley, Managing Member**

**BY: Jeff Estepp, Member**

STATE OF TENNESSEE

COUNTY OF DAIVDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared**Daniel Oakley and Jeff 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 **27th day of September, 2011.**

Commission expires: **May 6, 2013**

**I. Dyke Tatum** Notary Public

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