Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110080131 DEEDWARR
Recvd: 12/19/11 12:36 2 pgs
Fees:13.00 Taxes:1369.00
20111219-0098704

State of Tennessee)
County of Davidson)

G#23662-2

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2011.

Notary Public

My commission expires: 5-8-12
(AFFIX SEAL)

MARY JOE HARTZ NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James P. Hayes	**"New Owner"**	**131031B00200CO**
1799 Warfield Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LOM, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

James P. Hayes

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain detached Condominium in Davidson County, Tennessee, being Unit B of 4205 Lone Oak Manor, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of 4205 Lone Oak Manor, a Condominium, of record in Instrument No. 20110426-0031830, and the First Amendment to the Declaration of 4205 Lone Oak Manor, a Condominium, of record in Instrument No. 20111219-0098703, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Limited Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 4205 Lone Oak Manor Condominiums, for placement of Units, as set out on Exhibit "B" to the Declaration of 4205 Lone Oak Manor, a Condominium, of record under Instrument No. 20110426-0031830, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to William M. Warfield, an individual, by General Warranty Deed dated March 10, 2011, from English Mallory Real Estate, LLC, a Tennessee limited

liability company, of record in Instrument No. 20110330-0024464, Register's Office for Davidson County, Tennessee. And further conveyed to LOM, LLC, a Tennessee limited liability company, by Quitclaim Deed dated April 25, 2011, from William M. Warfield, of record in Instrument No. 20110426-0031829, said Register's Office.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration establishing a Horizontal Property Regime of 4205 Lone Oak Manor Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record, if any; and taxes for the current year which have been prorated between the parties and paid by the Grantor herein.

This is improved property, known as: **1799 Warfield Drive, Nashville, TN 37215**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 14th day of December, 2011.

LOM, LLC, a Tennessee limited liability company

By: _____
William M. Warfield, its sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William M. Warfield**, 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 **Member** of **LOM, LLC**, the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **William M. Warfield** as **its sole Member.**

Witness my hand, at office at Nashville, Tennessee, this **14th** day of **December, 2011.**

_____
Notary Public

My Commission Expires: 1'7'2013

