WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$228,750.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

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

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
Lindsey A. Francois	**Ally Bank**	**091080362.00**
(NAME)	(NAME)	
4501 Michigan Avenue	**1100 Virginia Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Fort Washington, PA 19034**	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsey A. Francois and Ryan A. Francois, 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 Lot No. 2 on the Re-Subdivision of Lot 3 of EastOak's 3 Lot Subdivision of record in Instrument No. 201208230075854, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to EastOak, LLC, a Limited Liability Company by deed dated February 1, 2008 from Henry Hood and wife, Sarah Hood of record in Instrument No. 20080206-0012208, Register's Office for Davidson County, Tennessee and by deed from Curtis M. Groves of record in Instrument No. 20110531-0041204, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4501 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.

BILL GARRETT, Davidson County
Trans:T20130021969 DEEDWARR
Recvd: 03/18/13 14:11 2 pgs
Fees:13.00 Taxes:846.38

20130318-0026714

Witness my hand this **14th day of March, 2013**.

EastOak, LLC, a Limited Liability Company

By: _____

William Daniel Oakley, Managing Member

_____

Jeff C. Estepp, Member

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 limited liability company by himself as **Managing Member and Member.**

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2013.

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