RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Kathy Snider
Affiant

Subscribed and sworn to before me, this the 20th day of May, 2013.

Tonya B. Cherry
Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lone Oak LLC	**New Owner**	**13101007100**
4910 Atwood Drive		
Nashville, TN 37220		

BILL GARRETT, Davidson County
Trans:T20130042166 DEEDWARR
Recvd: 05/21/13 09:26 2 pgs
Fees:13.00 Taxes:1258.00
20130521-0051000

FOR AND IN 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, I,

LIANN L. HAGY, MARRIED,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LONE OAK LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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. 25 on the Plan of B.N. Stammer Subdivision, of record in Plat Book 1424, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Liann L. Hagy by Warranty Deed from Henry P. Staley, III and wife, Pamela Staley, dated April 27, 2006, of record in Instrument No. 20060428-0049012, said Register's Office.

L. Carl Brown having retained a life estate in Quitclaim Deed, dated May 13, 1986, of record in Book 6857, Page 386, in the Register's Office for Davidson County, Tennessee reserving the right to reside in the property so as long as he may live. The said, L. Carl Brown having since died on October 3, 1995.

Grantor certifies that this property is not the usual place of residence of the Grantor's spouse, or the Grantor's dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **2230 Castleman 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 said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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/our hand(s) this 20th day of May, 2013.

Liann L. Hagy by Gregory S. Perrone, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Liann L. Hagy, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Liann L. Hagy, the within named bargainor by the said Gregory S. Perrone, as such Attorney-in-fact.

Witness my hand, at office, this **20th** day of **May, 2013.**

Hillary Torrence

Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY