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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085661 DEEDWARR
Recvd: 10/03/13 14:02 2 pgs
Fees:13.00 Taxes:997.34
20131003-0104048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,550.00

M. J. Nash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
John Nesbitt	First TN Bank NA	091080197000
(NAME)	(NAME)	
4504 Michigan Avenue	511 Union St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nash TN 37219	
(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 **John Nesbitt**, unmarried 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 2 on the Plan of EastOak's 2 Lot Subdivision of record in Instrument No. 20130425-0041240 to which plan is hereby made for a more particular description.

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 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 further conveyed to EastOak, LLC, by Quitclaim from Curtis M. Groves of record in Instrument No. 20110531-0041204 said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4504 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 my hand this 30th day of August, 2013..

EastOak, LLC

By:
Jeff C. Estepp, Member

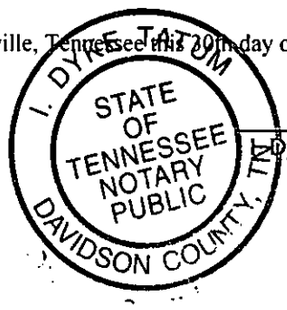
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jeff C. Estepp,** 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 EAST OAK, LLC, a Limited Liability Company** the within named bargainor, and that as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Member.**

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2013.

Commission expires: May 8, 2017



I. Dyke Tatum Notary Public