WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086056 DEEDWARR
Recvd: 10/04/13 13:00 2 pgs
Fees:13.00 Taxes:955.90
20131004-0104572

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$258,350.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF SEPTEMBER 2013.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(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
Katherine Allison Francis and Joshua Engelman	Franklin American Mortgage Company	**091-08-198.00**
(NAME)	(NAME)	
4510 Michigan Avenue	501 Corporate Centre Dr Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(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 **Katherine A. Francis and husband, Joshua Engelman** 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 L, Phase 6 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 Register's Office for Davidson County, Tennessee and as amended by Supplement and Amendment No. 5 of record in Instrument No. 20130507-0045718, 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. See Scrivener's Affidavit in Instrument No. 20130910-0095257.

Being part of 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 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 **4510 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 September 2013.

EASTOAK, LLC, a Limited Liability Company

By:
Jeff C. Estepp, Member

Estate of William Daniel Oakley

By: Mary Frances Rudy, Administrator

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**, 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 limited liability company by himself as **Member**.

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

Commission expires: May 8, 2017

I. Dyke Tatum — Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Mary Frances Rudy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged **herself** to be the **Administrator of The Estate of William Daniel Oakley**, the within named bargainor, and that as such **Administrator**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name **Estate of William Daniel Oakley** by herself as **Administrator**.

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

Commission expires: ~~May 8, 2017~~

~~I. Dyke Tatum~~ — Notary Public

Charles Smith

CHARLES SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016