BILL GARRETT, Davidson County
Trans:T20130100648 DEEDWARR
Recvd: 11/27/13 15:53 2 pgs
Fees:13.00 Taxes:867.89

20131127-0121999

WARRANTY DEED

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~XXXXXXXX~~ $234,566.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 07/03/17

(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
Tristan Kirkbride	New Owner	**091-08-0-B-01400CO**
(NAME) **910 46th Avenue North**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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 **Tristan Kirkbride, single man** 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:

*a Tennessee limited liability company

Being Townhouse Unit N, Phase 7 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. 6 of record in Instrument No. 20130701-0067775, 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.

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

unimproved ☐

This is improved ☒ property, known as **910 46th Avenue North, 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 **25th day of November, 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 25th day of November, 2013.

Commission expires: May 8, 2017

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

I. Dyke Tatum, Notary Public