Warranty Deed

BILL GARRETT, Davidson County Trans:T20140018007 DEEDWARR Recvd: 03/18/14 09:51 2 pgs Fees:13.00 Taxes:1174.38 20140318-0022186	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $317,400.00. Affiant Subscribed and sworn to before me, this the 12th day of March, 2014. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chance Thomasson	F+M Bank	
4904 Kentucky Ave.	50 Franklin St.	09107017500
Nashville, TN 37209	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LONE OAK, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK THOMASSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 805 on the Plan of No. 1 of West Nashville of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to David H. Weil by Deed from Khanh T. Dao and wife, Mai H. Vo of record at Instrument No. 20001212-0122485, Register's Office for Davidson County, Tennessee, dated November 30, 2000 and recorded on December 12, 2000.

Being a portion of the same property conveyed to Clifton P. Phillips by Quitclaim Deed from Laura Moore of record at Instrument No. 20070705-0080088, Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 5, 2007.

Being a portion of the same property conveyed to Clifton P. Phillips and wife Candice Vaughan Phillips by Quitclaim Deed from Clifton P. Phillips of record at Instrument No. 20071210-0142193, Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on December 10, 2007.

Being a portion of the same property conveyed to Lone Oak, LLC, a Tennessee limited liability Company by Warranty Deed from David H. Weil, unmarried of record at Instrument No. 20130603-0055802, Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 3, 2013.

Being a portion of the same property conveyed to Bradley D. Williams, unmarried and Brian A. Courtney, unmarried by Warranty Deed from Clifton P. Phillips and wife, Candice Vaughn Phillips of record at Instrument No. 20130709-0070758, Register's Office for Davidson County, Tennessee, dated July 01, 2013 and recorded on July 09,

2013. See also Scrivener's Affidavit in Instrument No. 20130809-0083874, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lone Oak, LLC, a Tennessee limited liability Company by Warranty Deed from Bradley D. Williams and Brian A. Courtney, both unmarried of record at Instrument No. 20130918-0098252, Register's Office for Davidson County, Tennessee, dated September 11, 2013 and recorded on September 18, 2013.

Being the same property conveyed to Lone Oak, LLC, a Tennessee limited liability Company by Quitclaim Deed from Lone Oak, LLC, a Tennessee limited liability Company of record at Instrument No. 20130920-0099468, Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 20, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4904 Kentucky Ave., Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of March, 2014.

Lone Oak, LLC

William Kenneth Wade, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Kenneth Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Lone Oak, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of March, 2014.

Notary Public