BILL GARRETT, Davidson County
Trans:T20140018631 DEEDWARR
Recvd: 03/20/14 10:07 2 pgs
Fees:13.00 Taxes:1998.00
20140320-0022943

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

State Of Tennessee
County Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $540,000.00

Affiant

Subscribed and sworn to before me this 14th day of March, 2014.

Notary Public
My commission expires: January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1403-48918

Address of New Owner:	Send Tax Bills to:	Tax-Information
Joseph Maxwell 2228 Castleman Dr. Nashville TN 37215	Joseph Maxwell 110 31st Ave N, Apt 608 Nashville, TN 37203	131-01-0-071.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lone Oak LLC, a Tennessee limited liability Company**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Joseph Maxwell**, hereinafter called the Grantees, their successors 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 Unit No. A, on the Plan of Castleman Close, a Horizontal Property Regime, as established by and shown as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20130621-0063894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Liann L. Hagy, unmarried by deed from Henry P. Staley, III and wife, Pamela Staley, dated April 27, 2006, recorded April 28, 2006, of record in Instrument No. 20060428-0049012, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Lone Oak LLC, a Tennessee limited liability company by deed from Liann L. Hagy, married, dated May 20, 2013, recorded May 21, 2013, of record in Instrument No. 20130521-0051000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2228 Castleman Dr., 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of March, 2014.

Lone Oak LLC, a Tennessee limited liability company

By: _____
William Wade, its Chief Manager

State Of Tennessee
County Of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Wade, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Lone Oak LLC, a Tennessee limited liability company, the within named bargainor, and that he is authorized by Lone Oak LLC, a Tennessee limited liability company, to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 14th day of March, 2014.

_____
State of Tennessee at Large

My Commission expires: 11/3/15

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
NOV 3, 2015