BILL GARRETT, Davidson County
Trans:T20140018826 DEEDWARR
Recvd: 03/20/14 14:59 2 pgs
Fees:13.00 Taxes:1126.65
20140320-0023192

Warranty Deed

Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $304,500.00. Affiant Subscribed and sworn to before me, this the 17th day of March, 2014. Notary Public My commission expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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
Peter Morone	New Owner	
4902 Kentucky Ave.		091-07-0-038.00
Nashville, TN 37209		

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 **PETER MORONE, 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. 803 on the Plan of No. 1 of West Nashville of record in Plat Book 57, Page 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 part 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 part of the same property conveyed to Lone Oak, LLC, a Tennessee limited liability company by 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 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. 20130920-0099467, 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 4902 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 17th 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 17th day of March, 2014.

Notary Public