**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1252

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Lone Oak, LLC<br>4910 Atwood Drive<br>Nashville, TN 37210 | New Owner | 091-07-0-246.00 |

BILL GARRETT, Davidson County
Trans:T20140062353 DEEDWARR
Recvd: 08/22/14 11:11 2 pgs
Fees:13.00 Taxes:444.00
20140822-0076742

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Larry L. Pretz and Kimberly S. Pretz, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Lone Oak, LLC, a Tennessee limited liablity company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

A Tract of land in the Twelfth (12th), formerly the Twenty-Fifth (25th), Ward of the City of Nashville, Davidson County, Tennessee, being described as follows:

Beginning at the southeast corner of Kentucky Avenue and 48th Avenue north; thence southwardly with the easterly margin of 48th Avenue North 150 feet to the northerly margin of an alley; thence easterly with the northerly margin of said alley 50 feet; thence northwardly and parallel with the easterly margin of 48th margin Avenue North 150 feet to the southerly margin of Kentucky Avenue; thence westwardly with the southerly margin of said Avenue 50 feet to the beginning.

Being the same property conveyed to Larry L. Pretz and Kimberly S. Pretz, husband and wife, by Warranty Deed from Robert G. Smith, dated November 15, 2001, of record in Instrument No. 20011119-00126190, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4711 Kentucky Avenue, Nashville, TN 37209**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **18th** day of **August, 2014.**

**GRANTOR(S)**

Larry L. Pretz

Kimberly S. Pretz

**STATE OF TENNESSEE**
**\COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Larry L. Pretz and Kimberly S. Pretz** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **18th** day of **August, 2014.**

Notary Public
My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016