BOX 10-A

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079128 DEEDWARR
Recvd: 10/21/14 11:22 2 pgs
Fees:13.00 Taxes:388.50
20141021-0096902

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of October, 2014.

NOTARY PUBLIC

My commission expires:

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lone Oak, LLC 4910 Atwood Dr. Nashville, TN 37220-1201	Same address as new owner	09102008600

FOR AND IN CONSIDERATION of the sum of One Hundred Five Thousand and 00/100 Dollars ($105,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LEVEN BRIDGES PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LONE OAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 12, Cherokee Park Subdivision, Block 20, as shown on plat of record in Plat Book 161, page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property; and

BEING the same property conveyed to Robby Hicks, by Special Warranty Deed dated November 2, 2012 and recorded November 7, 2012, of record in Instrument No. 20121107-0102616, in the Office of the Register of Deeds of Davidson County, Tennessee; and

THEREAFTER, being the same property conveyed to Leven Bridges Properties, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed dated January 31, 2013 and recorded February 7, 2013, of record in Instrument No. 20130207-0012594, in the office aforesaid.

The address of the herein described property is believed to be 6111 New York Avenue, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy,

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in Plat Book 161, page 75; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 20th day of October, 2014.

LEVEN BRIDGES PROPERTIES, LLC

By: Robby Hicks, President & Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robby Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President and Sole Member of Leven Bridges Properties, LLC the within named bargainor, a limited liability company and that he as such President and Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as President and Sole Member.

WITNESS my hand and seal, this the 20th day of October, 2014.

Notary Public

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires