BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085319 DEEDWARR
Recvd: 11/12/14 13:46 2 pgs
Fees:13.00 Taxes:462.50
20141112-0104342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF NOVEMBER, 2014.

KELLY D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lone Oak, LLC	New Owner	
(NAME) 4910 Atwood Dr.,	(NAME)	91-12-120
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM KERMIT TOUNGETTE, MARRIED AND THOMAS WALTER TOUNGETTE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LONE OAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, 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.'s 412 and 414 on the Map of West Nashville, Plan No. 1, as of record in Book 57, pages 74 and 75, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Marion William H. Toungette and wife, Irene L. Toungette by Deed from Louise V. Stephens dated October 14, 1950 of record in Book 1907, page 159, said Register's Office. Marion William H. Toungette died on November 20, 1999, vesting title solely in Irene L. Toungette a/k/a Mattie Irene Toungette as sole surviving Tenant by the Entirety. The said Irene L. Toungette died on October 21, 2006. Her sole Heirs at Law are William Kermit Toungette and Thomas Walter Toungette as stated in the Affidavit of Heirship of record in Instrument No. 20121012-0093759, said Register's Office.

This has never been the marital residences of the said Grantors.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 57, pages 74 and 75, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4507 Georgia Ave., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

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

Witness our hands this 7th day of November, 2014.

William Kermit Toungette

Thomas Walter Toungette

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Kermit Toungette and Thomas Walter Toungette, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 2014.

Commission expires:

Notary Public

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