STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30 DAY OF March, 2015.

NOTARY PUBLIC

My Commission expires: 8-25-18

DANA AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15020035

Address of New Owner
Lone Oak, LLC
4910 Atwood Dr.
Nashville, TN 37220

Send Tax Bills To:
Same

Tax Information:
091-07-023.

BILL GARRETT, Davidson County
Trans:T20150023826 DEEDWARR
Recvd: 04/01/15 10:30 2 pgs
Fees:13.00 Taxes:592.00
20150401-0028100

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert Leon Rhea,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Lone Oak, LLC,** hereinafter called the **Grantee(s)**, its successors and./or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 1218 and 1220 of Block 34, as shown on the map entitled West Nashville, Plan No. 2, of record in Book 57, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said lots 1218 and 1220, together, front 50 feet on the southerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Johanna Michelle Mangrum and Robert Leon Rhea by Warranty Deed from Robert L. Rhea, unmarried, and Sherry A. Rhea n/k/a Sherry A. Clinard, unmarried, dated 07/29/02 and recorded on 08/05/02 in Instrument No. 20020805-0093839, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert Leon Rhea by Quitclaim Deed from Johanna Michelle Mangrum, married, dated 08/16/06 and recorded on 08/16/06 in Instrument No. 20060816-0101089, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
5309 Pennsylvania Avenue, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2015 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

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) its successors and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors 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.

IN WITNESS WHEREOF, **Robert Leon Rhea** has/have caused this instrument to be executed, this the 30 day of March, 2015.

Robert L Rhea

Robert Leon Rhea

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Robert Leon Rhea,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 30 day of March, 2015.

My commission Expires: 6-25-18

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY