PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150038183 DEEDWARR
Recvd: 05/18/15 09:21 2 pgs
Fees:13.00 Taxes:675.25
20150518-0045225

W & I Ref: (DM) Title No.: 57349
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lone Oak, LLC 4910 Atwood Drive Nashville, TN 37220	**Lone Oak LLC** **4910 Atwood Drive** **Nashville, TN 37220**

TAX MAP PARCEL NUMBERS: 09213017200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$182,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phonzie W. Brown**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lone Oak, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 and the westerly one-half of Lot No. 5 of Block 11, on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, page 160, Register's Office for said County.

Said Lot No. 6 and part of Lot No. 5 front together 75 feet on the northerly side of Park, formerly First Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Phonzie W. Brown by Warranty Deed from Samuel J. Faust, married, dated July 19, 2013 and recorded on July 22, 2013 of record in Instrument No. 20130722-0075752, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the primary residence of Phonzie W. Brown.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shows on the Plan, with Owner's Certificate, of record in Book 57, page 160, said Register's Office.

This is improved property, known as 3323 Park Avenue, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 2015.

Phonzie W. Brown

State of Tennessee

County of Davidson

On this 14th day of May, 2015, before me the undersigned authority, personally appeared Phonzie W. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY LIVELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $182,500.00.

Affiant

Sworn and subscribed before me this 14th day of May, 2015.

Notary

My Commission Expires: 5/8/17

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN