6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lone Oak LLC	Lone Oak LLC	0910203090
(NAME)	(NAME)	
4910 Atwood Drive	4910 Atwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kara Renee Nicks,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lone Oak LLC,** 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:

Being Lot No. 1323 and the Westerly 12 feet of Lot No. 1321, of Block No. 49, Plan No. 2 of West Nashville, which is of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said lot and part of lot join and front together 47 feet on the North side of California Avenue and extend back Northwardly between parallel lines and with the Easterly margin of 55th Avenue North, 150 feet to an alley.

Being the same property conveyed to Kara Renee Nicks by deed dated June 21, 2011 from Run Mill LLC of record in Instrument No. 20110628-0049230, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5416 California Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20150065932 DEEDWARR
Recvd: 08/10/15 08:34 2 pgs
Fees:13.00 Taxes:573.50
20150810-0079197

Witness my/our hands this 7th day of August, 2015.

Kara Renee Nicks

State of Tennessee
County of Davidson

Personally appeared before me Kara Renee Nicks, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of August, 2015

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Lone

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