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BILL GARRETT, Davidson County
Trans: T20150069521 DEEDWARR
Recvd: 08/18/15 13:07 2 pgs
Fees: 13.00 Taxes: 703.00
20150818-0083109

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$190,000.00**

Robert E Dolan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF AUGUST, 2015.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LONE OAK LLC	**SAME**	**091-02-0-047.00**
(NAME) **4910 ATWOOD DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37220**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROBERT E. DOLAN AND WIFE, BONNIE H. DOLAN,** 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 GRANTEE, ITS SUCCESSORS 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. 6 of Block No. 16 in the Cherokee Park Subdivision of West Nashville, a plan of which is recorded in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the southwesterly side of California Avenue and extends back westerly between parallel lines 150 feet to an alley, 25 feet wide.

Being the same property conveyed to Ronnie Lee Walker, Sr., and wife, Florence Jean Walker from Robert E. Dolan and wife, Bonnie H. Dolan, by deed dated July 10, 2001, of record in Instrument No. 20010710-0073230, Register's Office for Davidson County, Tennessee. Being further conveyed to Robert E. Dolan and wife, Bonnie H. Dolan from Ronnie Lee Walker, Sr., and wife, Florence Jean Walker, by Quitclaim Deed dated June 15, 2011, of record in Instrument No. 20110620-0047053, said Register's Office.

This conveyance is subject to matters set forth in the Plan of record in Book 161, page 75, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **6205 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.

Witness our hands this 14th day of August, 2015.

ROBERT E. DOLAN

BONNIE H. DOLAN

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 **Robert E. Dolan and wife, Bonnie H. Dolan**, 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 office this 14th of August, 2015.

My commission expires: **November 5, 2018**

Notary Public

