27518-8 return to: Attorneys Title Company, Inc. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150070698 DEEDWARR
Recvd: 08/21/15 09:09 2 pgs
Fees:13.00 Taxes:1424.50
20150821-0084428

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

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 NUMBER
Samuel H. Farris, IV and Ainsley Farris	Farmington Mortgage	091020324.00
(NAME)	(NAME)	
5407 B California Avenue	2002 Richard Jones Road	
(ADDRESS)	(ADDRESS) Ste 300A	
Nashville, TN 37209	Nashville TN, 37215	
(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, **Lone Oak LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samuel H. Farris, IV and Ainsley Farris, husband and wife,** 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:

Property formerly known as 5407 California Avenue, Nashville, Tennessee 372109, County of Davidson.

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 1316 of Block 45, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County< tennessee.

Said Lot 1316 fronts 25 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lone Oak LLC, a Tennessee Limited Liability Company by deed dated October 24, 2014 from David R. Cantrell, married of record in Instrument No. 20141031-0100416, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5407 B 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 my/our hands this 20th day of August, 2015.

Lone Oak LLC

Chief Manager

By: William K. Wade, Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, William K. Wade with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Lone Oak LLC, a Tennessee Limited Liability Company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 20 day of August, 2015.

Notary Public Justin D. Tatum
My Commission Expires: November 05, 2018

JUSTIN D. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 15-Farris