BILL GARRETT, Davidson County
Trans:T20150079797 DEEDWARR
Recvd: 09/18/15 15:16 2 pgs
Fees:13.00 Taxes:1424.13
20150918-0095201

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $384,900.00. Affiant Subscribed and sworn to before me, this the 16th day of September, 2015. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Straessle Breeanna Straessle		
809 North 5Th Street	NEW OWNER	08207045600
Nashville, TN 37207-5815		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LONE OAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN STRAESSLE AND BREEANNA STRAESSLE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 35 on the Plan of Miller's Addition to Edgefield of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ken Wade and wife, Kim Wade by Warranty deed from Donald R. Parks and wife, Irene Parks of record in Instrument No. 20051104-0133586 Register's Office for Davidson County, Tennessee, dated October 31, 2005 and recorded on November 4, 2005.

Being part of the same property conveyed to Wade Properties, LLC by Quitclaim deed from William Kenneth Wade and Kimberly Carol Wade of record in Instrument No. 20141027-0098696 Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 27, 2014.Being the same property conveyed to Lone Oak, LLC, a Tennessee limited liability company by Quitclaim deed from Wade Properties, LLC of record in Instrument No. 20150310-0020530 Register's Office for Davidson County, Tennessee, dated March 9, 2015 and recorded on March 10, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 809 North 5Th Street, Nashville, TN 37207-5815.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2015.

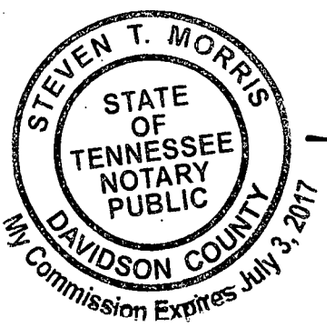
Lone Oak, LLC

William Kenneth Wade, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Kenneth 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 an Authorized Member of Lone Oak, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2015.



Notary Public