WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150092128 DEEDWARR
Recvd: 10/29/15 09:44 2 pgs
Fees:13.00 Taxes:1442.63

20151029-0110027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: ~~May 08, 2017~~ 10/18/16

(AFFIX SEAL)

DANA DELWORTH
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
Stacey Collins		09107040900
(NAME)		
5317 Pennsylvania Avenue	ACOPIA, LLC 306 NORTHCREEK BLVD, 100 GOODLETTSVILLE, TN 37072	
(ADDRESS)		
Nashville TN 37209		
(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, We, **Lone Oak LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stacey Collins,** 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:

unnamed

Land in Davidson County being Lot No. 1218 of Block 34, West Nashville, Plan No. 2 of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot 1218 fronts 25 feet on the southerly side of Pennsylvania Avenue and runs back between Parallel lines 150 feet to an alley.

Being the same property conveyed to Lone Oak LLC by deed dated March 30, 2015 from Robert Leon Rhea of record in Instrument No. 20150401-0028100, Register's Office for Davidson County, Tennessee and thereafter conveyed to Lone Oak LLC by deed of record in Instrument No. 20150406-0029274 said Register's Office.

Being property located and known as 5317 Pennsylvania Avenue, Nashville, TN 37209

unimproved ☐

This is improved ☑ property, known as 5317 Pennsylvania 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.

This conveyance is subject to:

● Taxes for the year 2015. ● Subject to all matters shown on the Plan of record as Plat Book 57, Page 172, Register's Office of Davidson County, Tennessee. ● Any and all existing easements and matters as shown of record not stated herein.

Witness my/our hands this 23rd day of October, 2015.

Lone Oak LLC

By: William K. Wade, Chief Manager

State of Tennessee
County of Davidson

On this 23rd day of October, 2015, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me, **William K. Wade** the **Chief Manager** of **Lone Oak LLC** , with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

File No.: 15-5317Collins

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