BILL GARRETT, Davidson County
Trans:T20150098685 DEEDWARR
Recvd: 11/19/15 15:58 2 pgs
Fees:13.00 Taxes:1420.80

20151119-0117626

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00

Kristen Brady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

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
John Murdock and Heather Murdock	Pinnacle Bank	09107002300
(NAME)	(NAME)	
5319 Pennsylvania Avenue	150 3rd Ave. S. Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37201	
(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 **John Murdock and Heather Murdock, 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:

Land in Davidson County, TN, being Lots No. 1220 of Block 34, West Nashville, Plan No. 2, of record in Book 57, Page 172, Register's Office for said County.

Being **part of 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. Being **the same** property conveyed to Robert Leon Rhea by Quitclaim Deed from Johanna Michelle Mangrum, married, dated August 16, 2006 of record in Instrument No. 20060816-0101089, Register's Office for Davidson County, Tennessee. Also being **the same** property conveyed to Loan Oak, LLC, a Tennessee Limited Liability Company by Quitclaim Deed in Instrument No. 20150406-0029273, Register's Office for Davidson County Tennessee.

unimproved ☐

This is improved ☑ property, known as 5319 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.

Witness my/our hands this 12th day of November, 2015.

Lone Oak LLC

By: William K. Wade, Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me **William K. Wade, Chief Manager** of Lone Oak LLC, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of November, 2015.

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

File No.: 15-5319Pennsylvania

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