BILL GARRETT, Davidson County
Trans:T20150108513 DEEDWARR
Recvd: 12/23/15 12:53 3 pgs
Fees:18.00 Taxes:1387.13
20151223-0129227

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $374,900.00. Kathleen D. Bell Affiant Subscribed and sworn to before me, this 22nd day of December, 2015. Notary Public My Commission Expires: 9-18-17 TONY PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires SEPT. 18, 2017

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Tommy L. Shaw and Mary K. Shaw 6214 B California Avenue Nashville, TN 37209	New Owner	091020Z00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LONE OAK, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TOMMY L. SHAW AND MARY K. SHAW, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

631254.1/200736

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Land in Davidson County, Tennessee, being Unit No. B of 6214 California Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6214 California Cottages, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20150311-0020838, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6214 California Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150311-0020838, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Lone Oak, LLC, a Tennessee limited liabilty company by deed dated March 4, 2015, from Timothy Proctor and wife, Stephanie Proctor, of record in Instrument No. 201503090019794, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for 6214 California Cottages, of record in Instrument No. 20150311-0020838, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

3. Rights of others in and to the common elements.

This is improved property known as: 6214 B California Avenue, Nashville, TN 37209.

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 22nd day of December, 2015.

LONE OAK, LLC, a Tennessee limited liability company

By: Danielle Wade, Authorized member

Danielle Wade, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIELLE WADE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized member, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of December, 2015

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

631254.1/200736