WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160000788 DEEDWARR
Recvd: 01/05/16 12:14 2 pgs
Fees: 13.00 Taxes: 728.90
20160105-0000842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lone Oak, LLC	New Owner	
(NAME) 4910 Atwood Dr.	(NAME)	91-2 103.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TOMMY SHAW AND WIFE, MARY SHAW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LONE OAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being Lot No. 15 of Block 20, Cherokee Park Subdivision in West Nashville, as of record in Book 161, Page 75, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on Northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by Warranty Deed from United Companies Lending Corporation to Tommy Shaw and wife, Mary Shaw, as recorded on the 18th day of July, 1994 in Deed Book 9409, Page 218; Trustee's Deed from James A. Crislip, Trustee to United Companies Lending Corporation, as recorded on the 14th day of March, 1996 in Deed Book 9978, Page 641 was rescinded by Agreed Order recorded in Deed Book 10039, Page 582, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to (a) 2015 real property taxes; and (b) all matters appearing on the plan of record in Plat Book 161, Page 75, said Register's Office.

unimproved _
This is improved x property, known as 6112 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 hand this 22 day of December, 2015.

Tommy L Shaw

TOMMY SHAW

Mary Shaw

MARY SHAW

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Shaw and Mary Shaw, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of December, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019