WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160031757 DEEDWARR
Recvd: 04/19/16 08:39 2 pgs
Fees: 13.00 Taxes: 1369.00
20160419-0037469

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

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
Christopher L. Muller and Sudipta Chakraborty	**Movement Mortgage, LLC**	091021J00100CO
(NAME)	(NAME)	
6205 A California Avenue	**841 Seahawk Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Virginia Beach, VA 23452**	
(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, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher L. Muller and SudiptaChakraborty, 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, Tennessee, being Unit A as shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6205 California Cottages of record in Instrument No. 20150824-0085360, Register's Office for Davidson County, Tennessee.

Part of the same property conveyed to Lone Oak LLC, a Tennessee Limited Liability Company by deed dated August 14, 2015 from Robert E. Dolan and wife, Bonnie H. Dolan of record in Instrument No. 20150818-0083109, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6205 A 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M16139

Witness my/our hands this 15th day of April, 2016.

Lone Oak LLC, a Tennessee Limited Liability Company

By: Danielle Wade, Vice Manager

Danielle Wade, Vice Manager

State of Tennessee
County of Davidson

Personally appeared before me, **Danielle Wade** the **Vice Manager of** Lone Oak LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2016.

Notary Public Justin D. Tatum
My Commission Expires: November 05, 2018

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 16-Muller