WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160037607 DEEDWARR
Recvd: 05/05/16 14:54 2 pgs
Fees:13.00 Taxes:1550.30
20160505-0044761

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires MAR. 7, 2017 (AFFIX SEAL)

DEREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE 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
Kelly Thompson and Sasha Thompson	Mortgage Lenders of America	091024A00200C
(NAME)	(NAME)	
1502 - 55th Avenue North	10975 El Monte St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Overland Park, KS 66211	
(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, **Lone Oak LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kelly Thompson and Sasha Thompson, 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 B as shown on Exhibit "B" attached to Declaration of Covenants, Conditions and Restrictions for 5416 California Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown in Instrument of record in Instrument No. 20150916-0093964, Register's Office for Davidson County, Tennessee and By-Laws of 5416 California Cottages Corporation, attached as Exhibit "D", to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lone Oak LLC by deed dated August 7, 2015 from Kara Renee Nicks of record in Instrument No. 20150810-0079197, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1502 - 55th Avenue North, 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 29th day of April, 2016.

Lone Oak LLC

By: Danielle Wade - Vice Manager
Danielle Wade, Vice Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Danielle Wade** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Vice Manager of Lone Oak LLC and that she as such Vice Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Vice Manager

WITNESS my hand and seal this 29th day of April, 2016.

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

File No.: 16-thomp

