WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038510 DEEDWARR
Recvd: 05/09/16 14:27 2 pgs
Fees:13.00 Taxes:1554.00
20160509-0045891

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

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
Brewer Adams and Leigh Adams	SYNOVUS MORTGAGE CORP ITS SUCCESSORS AND OR ASSIGNS	091024A00100CO
(NAME)	(NAME)	
5416 California Ave., Unit A	2204 LAKESHORE DRIVE, SUITE 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	BIRMINGHAM, AL 35209	
(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 **Brewer Adams and Leigh Adams, 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 on the Plan of 5416 California Cottages as shown on Exhibit "B" to the Declaration of Covenants and Restrictions of record in Instrument No. 20150916-003964, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lone Oak LLC by deed 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 5416 California Ave., Unit A, 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 6th day of May, 2016.

Lone Oak LLC

By: _____
William Wade, Chief Manager

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 6th day of May, 2016.

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

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

File No.: 16-Adams