6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066311 DEEDWARR
Recvd: 08/02/16 10:53 2 pgs
Fees:13.00 Taxes:869.50
20160802-0079612

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

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
Lone Oak LLC	Lone Oak LLC	09102003600
(NAME)	(NAME)	
P.O. Box 40466	P.O. Box 40466	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, **Maria Gomez and Felix Salamanca,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lone Oak LLC,** 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:

Lot Number 11 of Block 21, on the Map of Cherokee Park Subdivision in West Nashville, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Marie Gomez and Feliz Salamanca by deed dated April 1, 2003 from Secretary of Housing and Urban Development of record in Instrument No. 20030429-0057062, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6210 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/our hands this 27th day of July, 2016.

Maria Gomez

Maria Gomez

Felix Salamanca

Felix Salamanca

State of Tennessee
County of Davidson

Personally appeared before me Maria Gomez and Felix Salamanca, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 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-Oakllc