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# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099783 DEEDWARR
Recvd: 11/10/16 14:23 2 pgs
Fees:13.00 Taxes:2294.00
20161110-0119248

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 $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 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 | 105030073.00 &105030074.00 &105030075 |
| (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, **The Trustees of Shiloh Missionary Baptist Church,** 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:

**Tract 1 - 1122 3rd Avenue South**

LAND in Davidson County, Tennessee, being part of Lot No. 19 on the Map of John Nelson's Addition to Nashville of record in Plan Book 2, page 182, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the easterly side of 3rd Avenue South, formerly College Street, and runs back between parallel lines 130 feet, more or less, to an alley, the beginning point on 3rd Avenue South is 120 feet north of the north margin of Chestnut Street.

Being the same property conveyed to Shiloh Missionary Baptist Church by deed dated June 22, 1999 from Ambrose WJ Clay and Canary Clay Hogan of record in Book 11681, page 1, Register's Office for Davidson County, Tennessee.

**Tract II - 1124 3rd Avenue South**

Being a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

In the 15th ward of the City of Nashville, and being part of Lot No. 20 in John Nelson's Addition to Nashville, beginning on the easterly side of 3rd Avenue South, formerly College Street, at a point [beginning] eighty (80) feet northerly from Chestnut Street, and extends northerly along 3rd Avenue South forty (40) feet and back between parallel lines eastwardly one hundred and thirty-one (131) feet to an alley.

Being the same property conveyed to Shiloh Missionary Baptist Church by deed dated September 27, 1999 from Mary Alice Gill Nolen of record in Book 11679, page 659, Register's Office for Davidson County, Tennessee.

**Tract III - 1126 3rd Avenue South**

LAND in Davidson County, Tennessee being part of Lot No. 20 on the Plan of John Nelson's Addition to Nashville, as of record in Book 2, page 182, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning on the easterly margin of 3rd Avenue South, formerly College Street, 35 feet northerly from the northerly margin of Chestnut Street, being Andrew J. Martin's northeast corner; thence with the easterly margin of said Avenue, northerly 45 feet; thence easterly parallel with Chestnut Street 131 feet, more or less, to the westerly margin of an alley; thence with said alley, southerly 45 feet to said Martin's northeast corner; thence with his northerly line westerly 131 feet, more or less, to the beginning.

Being the same property conveyed to Shiloh Missionary Baptist Church by deed dated September 30, 1999 from Robert L. Martin and Helen Martin of record in Book 11681, page 121, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 1122, 1124 - 1126 3rd Avenue South, Nashville, TN 37210
(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 9th day of November, 2016.

**The Trustees of Shiloh Missionary Baptist Church**

By: Brenda T. Williams Trustee
**Brenda T. Williams, Trustee/Chair Lady**

By: Jesse Joe Hill Trustee
**Jesse Joe Hill, Trustee/Treasurer**

By: Delores Roberts Trustee
**Delores Roberts, Trustee**

State of Tennessee
County of Davidson

On this 9th day of November, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me, **Brenda T. Williams**, the **Trustee/Chair Lady** of **The Trustees of Shiloh Missionary Baptist Church**, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and notary seal this 9th day of November, 2016.

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

Notary Public I. Dyke Tatum
My Commission Expires: 5/8/2017

State of Tennessee
County of Davidson

On this 9th day of November, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me, **Jesse Joe Hill,** the **Trustee/Treasurer** of **The Trustees of Shiloh Missionary Baptist Church,** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and notary seal this 9th day of November, 2016.

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

Notary Public I. Dyke Tatum
My Commission Expires: 5/8/2017

State of Tennessee
County of Davidson

On this 9th day of November, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me, **Delores Roberts**, the **Trustee** of **The Trustees of Shiloh Missionary Baptist Church** , with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and notary seal this 9th day of November, 2016.

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

Notary Public I. Dyke Tatum

File No.: 16-Loneoak3rd