B04 36

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

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
Craig S. Dore and Amy B. Dore	SAME AS NEW OWNER	091071C00200CO
(NAME)	(NAME)	
1403 54th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **Craig S. Dore and Amy B. Dore, 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" to the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 5400 Louisiana Homes of record in Instrument No. 20160616-006057 to which plan reference is hereby made for a more complete and accurate description.

Being Part of the same property conveyed to Lone Oak, LLC by deed dated March 17, 2016 from Jo Anne Tinsley of record in Instrument No. 20160321-0026412, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1403 54th 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.

BILL GARRETT, Davidson County
Trans:T20160102846 DEEDWARR
Recvd: 11/21/16 13:32 2 pgs
Fees:13.00 Taxes:1627.63
20161121-0122692

Witness my/our hands this 18th day of November, 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 18th day of November, 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-Dore