Davidson County DEEDWARR
Recvd: 12/20/16 10:59 3 pgs
Fees:18.00 Taxes:1624.30
20161220-0133553

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/28/17

(AFFIX SEAL)

WILLIAM MARSHALL COFFEY
STATE OF TENNESSEE NOTARY PUBLIC

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
Giovanni Devita and Morgan Devita	Same	091071C00100CO
(NAME)	(NAME)	
5400 Louisiana Avenue, Unit A		
(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 **Giovanni Devita and Morgan Devita, 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 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 5400 Louisiana Avenue, 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 16th day of December, 2016.

Lone Oak LLC

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 16th day of December, 2016.

_____
Notary Public
My Commission Expires: 11/5/18

File No.: 16-DeVita



True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY