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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160113698 DEEDWARR
Recvd: 12/27/16 14:29 2 pgs
Fees: 13.00 Taxes: 1468.53
20161227-0135808

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,906.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(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
Jeremiah Lee Wilson and Melissa Yuko Wilson	SAME	091021P00200CO
(NAME)	(NAME)	
6111-B New York Avenue, Unit B		
(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, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeremiah Lee Wilson and Melissa Yuko Wilson, 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 shown as Unit B, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6111 New York Avenue Homes of record in Instrument No. 20160302-0019630, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Lone Oak LLC, a Tennessee Limited Liability Company by deed dated October 20, 2014 from Leven Bridges Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141021-0096902, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6111-B New York Avenue, Unit B, 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 21st day of December, 2016.

Lone Oak LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me on December 21st, 2016, 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, a Tennessee Limited Liability Company** 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 21st Day of December, 2016.

_____
Notary Public Theresa L. Smith
My Commission Expires: 11/5/2018

