BILL GARRETT, Davidson County
Trans:T20170021535 DEEDQC
Recvd: 03/14/17 08:18 3 pgs
Fees:17.00 Taxes:0.00
20170314-0024731

6

THIS INSTRUMENT IS PREPARED BY:
ESQUIRE TITLE & ESCROW, INC.
30 BURTON HILLS BLVD | SUITE 200
NASHVILLE TENNESSEE 37215
T: (615) 665-1964

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant: _____

Subscribed and sworn to before me this 10th day of March 2017.

Notary Public: _____

My Commission Expires: 5/8/17

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

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Numbers |
|---|---|---|
| Wade Properties, LLC<br>P.O. Box 40466<br>Nashville, Tennessee 37204 | SAME | (See Attached Legal Description) |

**FOR AND IN CONSIDERATION** of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Lone Oak, LLC, a Tennessee Limited Liability Company** by these presents does hereby transfer and quitclaim and convey unto **Wade Properties, LLC, a Tennessee Limited Liability Company,** its successors and assigns, all of its rights, title, and interest in and to the following described real property:

**See Attached Exhibit "A" for Legal Description**

This is un-improved and improved Property known as:

6111 A New York Avenue, Nashville Tennessee 37209
5107 A Tennessee Avenue, Nashville, Tennessee 37209

To have and to hold the said tract(s) or parcel(s) of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have the 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 assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to all county property taxes, liens, encumbrances owed or outstanding on any parcel(s) referenced herein, all codes restrictions or requirements with the city, county, and state the parcel(s) are therein contained.

WITNESS my hand this 10th day of March, 2017.

**LONE OAK, LLC, a Tennessee Limited Liability Company**

By: William K. Wade, Managing Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 10th day of March, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared, **William K. Wade** the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the **Managing Member** of **Lone Oak, LLC,** a Tennessee Limited Liability Company and as Managing Member, executed the foregoing instrument for and on behalf of Lone Oak, LLC, a Tennessee Limited Liability Company and that he also executed the within instrument for the purposes therein contained as said Managing Member.

Witness my hand this 10th day of March, 2017.

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

Notary Public I. Dyke Tatum

My Commission Expires: 5/8/2017

**Exhibit "A"**

**Legal Description**

**6111 A New York Avenue, Nashville, Tennessee 37209 P/O Map/Parcel 091020086.00**

Land in Davidson County, Tennessee, being shown as Unit B on Exhibit "B" to the Declarations of Covenants, Covenants and Restrictions for a Horizontal Property Regime with Private Elements for 6111 New York Avenue Homes of record in Instrument No. 20160302-0019630, said Register's Office.

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**5107 A Tennessee Avenue, Nashville Tennessee 37209 P/O Map/Parcel 091-07-0-130.00**

Land in Davidson County, Tennessee, being Lot 1014, Block 175, Plan 1, West Nashville, as shown on plat of record in Plat Book, 57, Pages 74 & 75, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Lone Oak, LLC a Tennessee Limited Liability Company by Warranty Deed from Misty Guess and husband, Stanley Guess of record in Instrument No. 20160603-0056036, further being the same property conveyed to Lone Oak, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Lone Oak, LLC a Tennessee Limited Liability Company of record in Instrument No. 20160603-0056037 in the Register's Office for Davidson County Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.