Davidson County DEEDWARR
Recvd: 04/06/17 14:26 3 pgs
Fees:18.00 Taxes:1627.63
20170406-0033912

#33565

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 5th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shauna Botlo and Sean S. Sirianni	BBMC Mortgage, LLC	
(NAME)	(NAME)	
5107 B TENNESSEE AVE.	1125 Ocean Ave	09107044900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **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 **SHAUNA BOTLO AND SEAN S. SIRIANNI, BOTH UNMARRIED,** 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 Lot 1016, 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.

Being part of the same property conveyed by Quitclaim Deed from Lone Oak, LLC, a Tennessee limited liability company to Lone Oak, LLC, a Tennessee limited liability company, as recorded on the 3rd day of June, 2016 in Instrument No. 20160603-0056037; part of Warranty Deed from Misty Guess and husband, Stanley Guess to Lone Oak, LLC, a Tennessee limited liability company, as recorded on the 3rd day of June, 2016 in Instrument No. 20160603-0056036; part of Quitclaim Deed from Jerry Travis and wife, Beverly Travis to Misty Guess and husband, Stanley Guess, as recorded on the 5th day of July, 2006 in Instrument No. 20060705-0080374 and part of Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development to Jerry Travis and wife, Beverly Travis, as recorded on the 13th day of May, 1992 in Deed Book 8624, Page 733 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5107 B TENNESSEE AVE., 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 hand this 5 day of April 2017, 2017

LONE OAK, LLC

BY: _____

WILLIAM WADE, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared 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 the Chief Manager, of Lone Oak, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 5 day of April, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

_____
Notary Public

True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

