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THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33757-06-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 17th day of August, 2017. Notary Public My Commission Expires: 5/8/2021

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Lone Oak Properties, LLC 4204 B Lone Oak Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 11 0 102 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine L. Greenebaum and husband, Joshua M. May**, ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Lone Oak Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4418 Wayland Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170071930 DEEDWARR
Recvd: 08/18/17 12:13 3 pgs
Fees:18.00 Taxes:2405.00
20170818-0085102

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of August, 2017.

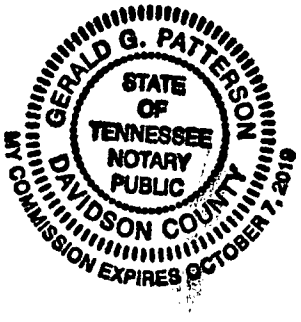
Katherine L. Greenebaum

Joshua M. May

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine L.Greenebaum and Joshua M. May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hycrest Acres, II, as of record in Plat Book 2083, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Katherine L. Greenebaum and husband Joshua M. May (incorrectly designated on the deed as "Joshua H. May) by deed dated June 30, 2000 from William G. Bainbridge and wife, Paige F. Bainbridge of record in Instrument No. 20000705-0066573, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 130 11 0 102 00.
2. Restrictive covenants contained in an instrument of record in Book 1728, page 121, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2083, page 82, Register's Office for Davidson County, Tennessee.