Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1298

Bill Garrett Davidson County
Batch# 128895 DEEDWARR
08/14/2018 12:20:15 PM 2 pgs
Fees: $13.00 Taxes: $3,256.00

20180814-0080284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Baird Graham Company, L.L.C., a Tennessee limited liability company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Lone Oak Properties, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 31 on the Plan of A. V. Jones Subdivision of certain lots in the Jones and Dudley Addition, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 81.9 feet on the southerly side of Waverly Avenue and runs back between parallel lines 145 feet along the easterly margin of 11th Avenue South, to an alley in the rear.

Being the same property conveyed to The Baird Company, L.L.C., a Tennessee limited liability company by deed from Nina M. Gragg, unmarried, dated August 1, 2016, of record in Instrument No. 20160802-0079731, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1033 Wedgewood Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 10th day of August, 2018.

The Baird ~~Graham Company~~, L.L.C., a Tennessee limited liability company

By: L. Baird Graham, Sole Member

State of Tennessee)
County of Davidson)

On this 10th day of August, 2018, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, L. Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, The Baird Graham Company, L.L.C., that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of The Baird Graham Company, L.L.C. as Sole Member.

Notary Public

My Commission Expires: 3/8/22

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 880,000.00.

Affiant

Sworn and subscribed before me on this the 10th day of August, 2018.

Notary Public

My Commission Expires: 3/8/22

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

NEW OWNER:
Lone Oak Properties, LLC
1033 Wedgewood Avenue
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:
Attn: Patrick Kirchhofer
2777 Finley Road, Ste 12
Downers Grove, IL 60515

TAX MAP-PARCEL #:
105-09-0-289.00