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

39-B
File #18-1262

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 **James G. King, and wife, Laurine C. King**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lone Oak Properties, LLC**, 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:**

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Sneed Estates, as of record in Plat Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James G. King and wife, Laurine C. King, by deed from Ronald M. Sorh and wife, Becky Sohr, as to a 1/2 undivided interest and James M. Sohr and wife, Leah E. Sohr, as to a 1/2 undivided interest, dated August 1, 2001, of record in Instrument No. 20010822-0090638, 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: 3612 Trimble Road, Nashville TN, 37215.

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 29th day of August, 2018.

James G. King

Laurine C. King

Bill Garrett Davidson County
Batch# 135599 **DEEDWARR**
08/31/2018 12:20:42 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20180831-0086668

State of Tennessee)
County of Davidson)

On this 29th day of August, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James G. King, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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)

On this 31st day of August, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Laurine C. King, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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: $ 735,000.00.

Affiant

Sworn and subscribed before me on this the 31st 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:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Lone Oak Properties, LLC 3612 Trimble Road Nashville, TN 37215	Attn: Patrick Kirchhofer 2777 Finley Road, Ste. 12 Downers Grove, IL 60515	130-08-0-082.00