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

39-B
File #18-1323

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 **Lone Oak Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **James Homer Keeley and Geraldine Marsico Keeley, husband and wife**, 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 Nos. 18 and 19, of Block 5 on the Plan of The Courts of Belle Meade of record in Plat Book 547, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 in Block 5 fronts 30 feet on the Easterly side of LaSalle Court and runs back on its Northerly line 141 feet and on its Southerly line 143 feet 5 inches to a dead line and shows 30 feet 1 inch on said dead line. Said Lot No. 19 in Block 5 fronts 30 feet on the Easterly side of LaSalle Court and runs back 143 feet 5 inches on its Northerly line and 145 feet 10 inches on its Southerly line to a dead line and shows 30 feet 1 inch on said dead line.

Being the same property conveyed to Lone Oak Properties, LLC, a Tennessee limited liability company by deed from Colin Christian Thompson, unmarried, dated August 10, 2017, of record in Instrument No. 20170814-0083146, 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: 117 Lasalle Court, Nashville, TN 37205.

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.

Karen Y Johnson Davidson County
Batch# 135974 **DEEDWARR**
09/04/2018 11:27:14 AM 2 pgs
Fees: $13.00 Taxes: $4,532.50

20180904-0087202

WITNESS THE EXECUTION HEREOF this 28 day of August, 2018.

Lone Oak Properties, LLC, a Tennessee limited liability company

Bruce G. Kirchhofer, Trustee of The Bruce G. Kirchhofer Declaration of Trust dated June 23, 2005, as restated and amended, Sole Member of Lone Oak Properties, LLC

State of ~~Tennessee~~ Colorado)
County of ~~Davidson~~ Summit)

On this 28 day of August, 2018, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Bruce G. Kirchhofer, 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 Trustee of The Bruce G. Kirchhofer Declaration of Trust dated June 23, 2005, as restated and amended, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of The Bruce G. Kirchhofer Declaration of Trust dated June 23, 2005, as restated and amended, as Trustee.

Notary Public

JARED N PICKEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974016915
MY COMMISSION EXPIRES OCTOBER 5, 2021

My Commission Expires: October 5, 2021

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,225,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of August, 2018.

Notary Public

DESIREE D. MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/20

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James Homer Keeley 117 Lasalle Court Nashville, TN 37205	NEW OWNER	130-02-0-028.00