Karen Johnson Davidson County
Batch# 251979 DEEDWARR
07/02/2019 03:17:33 PM 2 pgs
Fees: $13.00 Taxes: $7,585.00
20190702-0064741

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

39-B
File #19-1186

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 Stephen T. Proctor and Michelle W. Proctor, 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 No. 1 on the Plan of Hycrest Acres II, as of record in Plat Book 2083, page 82, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lone Oak Properties, LLC by deed from Katherine L. Greenebaum and husband, Joshua M. May, dated August 17, 2017, of record in Inst. No. 20170818-0085102, 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: 4418 Wayland Drive, 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 14th day of June, 2019.

Lone Oak Properties, LLC, a Tennessee limited liability company

x Bruce G. Kirchhofer, Trustee

By: 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)
County of Davidson)

On this 14 day of June, 2019, 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, sole member of Lone Oak Properties, LLC and 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, sole member of Lone Oak Properties, LLC

Jacqueline C. Davis
Notary Public

My Commission Expires: 3/8/2021

JACQUELINE C. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 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: $ 2,050,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of June, 2019.

Notary Public

My Commission Expires: 11/3/20

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Stephen T. Proctor 4418 Wayland Drive Nashville, TN 37215	New Owner	130-11-0-102.00