Karen Johnson Davidson County
Batch# 345416 DEEDWARR
01/21/2020 09:14:25 AM 2 pgs
Fees: $13.00 Taxes: $8,510.00
20200121-0006817

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

39-B
File #19-1223

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 Ryan P. George and April George, 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. 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 Lone Oak Properties, LLC, a Tennessee limited liability company, by deed from James G. King and wife, Laurine C. King, dated August 29, 2018, of record in Inst. No. 20180831-0086668, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, 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 16 day of January, 2020.

Lone Oak Properties, LLC, a Tennessee limited liability company

Bruce G. Kirchhofer, Trustee

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 Florida)
County of Collier)

On this 16 day of January, 2020, 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.

Theresa A. Cruz
Notary Public

My Commission Expires: 9-4-2021

THERESA A. CRUZ
Notary Public - State of Florida
Commission # GG 103174
My Comm. Expires Sep 4, 2021
Bonded through National Notary Assn.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 2,300,000.00.

Affiant

Sworn and subscribed before me on this the 17th day of January, 2020.

KAYLA TABOR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 4/24/2020

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ryan and April George 3612 Trimble Road Nashville, TN 37215	New Owners	130-08-0-082.00