BILL GARRETT, Davidson County
Trans:T20120019268 DEEDWARR
Recvd: 03/16/12 11:39 2 pgs
Fees:13.00 Taxes:210.90
20120316-0022689

This instrument prepared by:
and return to

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of March, 2012, by and between Alton Brooks Parker, , party of the first part, and Keith Ridley, married, and Hart-Love Enterprises, LLC, a Tennessee LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the entire Lot No. 44 on the Plan of McGavock's Homestead Addition, as of record in Book 57, Page 9, Davidson County, Register's Office.

Said part of Lot 44 fronts 50 feet on the easterly side of 7th Avenue North, formerly Vine Street, and runs back between parallel lines 175 feet to an alley.

Being all or part of the same property conveyed to Alton Brooks Parker, by virtue of that certain Warranty Deed dated July 1, 2004, at Instrument No. 20040701-0078665 and Affidavit at Instrument No. 20081126-0115716 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Alton Brooks Parker By Carrie Parker Peery, Attorney In Fact

Alton Brooks Parker By Carrie Parker Peery, Attorney In Fact

State of Tennessee
County of Dickson

On this 12th day of March, 2012, before me personally appeared Carrie Parker Peery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Alton Brooks Parker and acknowledged that she executed the same as the free act and deed of the said Alton Brooks Parker.
WITNESS my hand, at office, this 13th day of March 2012.

My Commission Expires:

Janet Lewis
Notary Public

JANET LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 4-23-2012

Property Owner & Address:	Keith Ridley and Hart-Love Enterprises, LLC 608 B Hume St. Nashville, TN 37208
Tax Parcel No	08112034800
Property Address:	1610 7th Avenue North Nashville, TN 37208
MAIL TAX BILLS TO:	owner @ owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $57,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of March, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY