B0436
25575

Map & Parcel Number: 93-14-914	This Instrument Prepared By: Simonds Law Firm 427 E. 5th Street, Suite 100 Chattanooga, Tennessee 37403

Send Tax Bills To:
Flavor Catering, LLC
c/o Jason Crockarell
1606 Longmont Ct.
Franklin, TN 37067

New Owner:
Flavor Catering, LLC
1606 Longmont Ct.
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STEVE C. HOLLEY ("the Grantor") hereby conveys to FLAVOR CATERING, LLC, a Tennessee limited liability company ("the Grantee"), all right, title and interest in and to the following described real estate (hereinafter the "Property"), to wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Being Lots 318 through 327, as shown on the map entitled Ewing and Wetmore's Addition to South Nashville, of record in Plat Book 14, Page(s) 202 and 203, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Said Lots adjoin and front together 300 feet on the easterly side of Ewing Avenue and run back between parallel lines 130 feet to an alley in the rear.

Being the same property conveyed to James E. Freeman and Wife, Nina Margaret Freeman, by deed from Freeman-Dixon Family Limited Partnership, a Tennessee Limited Partnership, having James E. Freeman, Sr. and Nina S. Freeman as its General Partners, recorded in Book 10359, Page 742, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Steve C. Holley by James E. Freeman and Wife, Nina Margaret Freeman, by special warranty deed recorded in Book *** _____, Page _____, in the Register's Office of Davidson County, Tennessee. ***Instrument No. 20060614-0071014

This is improved property commonly known as: **618-700 Ewing Avenue, Nashville, Tennessee 37203.**

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD the said described Property, in fee simple, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

BILL GARRETT, Davidson County
Trans:T20120039086 DEEDWARR
Recvd: 05/29/12 13:59 2 pgs
Fees:13.00 Taxes:3515.00
20120529-0046214

Grantor hereby warrants that he is lawfully seized of good and marketable fee simple title to the Property; that he has good right and lawful authority to sell and convey the Property; that he has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property. Further, Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not further or otherwise.

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 25th day of May, 2012.

Steve C. Holley
STEVE C. HOLLEY, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said state and county, Steve C. Holley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to acknowledge that he executed the within instrument for the purpose therein contained.

Witnesseth my hand, at office, this 25th day of May, 2012.

Todd A. Bricker
Notary Public

My commission expires: _____

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the monetary consideration for this transfer was $950,000.00.

Steve C. Holley
(Affiant)

Sworn to and subscribed before me this
25th day of May, 2012.

Todd A. Bricker
Notary Public

My Commission Expires: _____

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE