BILL GARRETT, Davidson County
Trans:T20120082320 DEEDWARR
Recvd: 10/30/12 10:11 2 pgs
Fees:13.00 Taxes:1036.00
20121030-0099302

This instrument prepared by & return to: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of October, 2012, by and between Keith Ridley, married, and Hart-Love Enterprises, LLC, A Tennessee LLC, party of the first part, and Anjanette N Badger, an unmarried woman, 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 Unit A as shown on the Plat Plan attached to the Declarations of Covenants, Conditions, and Restrictions for 1610 Townhomes as shown in Instrument No 20120424-0035178 Register's Office for Davidson County, Tennessee, and being part of 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 Keith Ridley and Hart-Love Enterprises, a Tennessee LLC, by virtue of that certain Warranty Deed dated March 15, 2012, at Instrument No. 20120316-0022689 in the Register's Office of Davidson County, Tennessee. *This property has never been used as the primary residence of Keith Ridley.*

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 2013 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.

Keith Ridley

Hart-Love Enterprises, LLC
By Tarrick Love, President/Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Keith Ridley**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of October, 2012.

Notary Public

My Commission Expires: 09/08/13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Tarrick Love**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President/Authorized Member of Hart-Love Enterprises, LLC, A Tennessee, LLC**, and that he as such, **President/Authorized Member**, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal, at office, this 26th day of October, 2012.

NOTARY PUBLIC

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/08/13

Property Owner & Address:	Anjanette N Badger 1610A 7th Avenue North, Nashville, TN 37208
Tax Parcel No	081120Q00100CO
Property Address:	1610A 7th Avenue North Nashville, TN 37208
MAIL TAX BILLS TO:	First Community Mortgage 275 Robert Rose Dr, Murfreesboro, TN 37129

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 $280,000.00 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 26th day of October, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY