BILL GARRETT, Davidson County
Trans:T20130021525 DEEDWARR
Recvd: 03/15/13 14:54 3 pgs
Fees:18.00 Taxes:222.00
20130315-0026141

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

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of March, 2013, by and between Latonya R Martin, married, party of the first part, and Joey, 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:

SEE ATTACHED EXHIBIT A

Being all or part of the same property conveyed to LaTonya R. Martin by virtue of that certain Warranty Deed dated January 21, 2002, at Instrument No. 20020123-0009342 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has never been used as her primary residence and has been used for investment purposes only.

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.

Latonya R Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 8th day of March, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Joey, LLC

Tax Parcel No 08212009200

Property Address: 831 Ramsey Street
Nashville, TN 37206

MAIL TAX
BILLS TO: Joey, LLC
1358 Rosa L Parks Blvd., Apt 438
Nashville, TN 37208

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 $60,000.00 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 8th day of March, 2013.

Jennifer Crowell
Notary Public

My Commission Expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

"EXHIBIT A"

Being the easterly part of Lot No. 21 on the Subdivision of the Home of Neil S. Brown's Addition to East Nashville, as of record in Plan Book 2, Page 100, Chancery Court of Nashville.

Said part of said Lot No. 21 begins at the northwest corner of Silverdene Place and North Ninth Street, running thence northwardly with the westerly margin of North Ninth Street 150 feet to an alley; thence westerly with said alley 50 feet; thence southwardly parallel with North Ninth Street 150 feet to Silverdene Place; thence eastwardly with the north margin of Silverdene Place 50 feet to the beginning.
Being the same property conveyed to Jesse D. Betty and wife, Shirley I. Betty by Quitclaim Deed from B.L.C. Investments, Inc. of record in Book 11652, Page 813, Register's Office for Davidson County, Tennessee.