Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130087823 DEEDWARR
Recvd: 10/10/13 13:22 2 pgs
Fees:13.00 Taxes:1202.50
20131010-0106508

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2013.

Diane Ladd
Notary Public

My commission expires: 10-18-16

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
M & R Urban Ventures I, LLC	New Owner	
1309 Woodland St.	1389 Moonlight Trail	83-09-0-156
Nashville, TN 37206	Brentwood TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JU JU, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M & R URBAN VENTURES I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13, Block 1 on the Plan of Andrew Allison Addition of record in Plat Book 161, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ju Ju, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Juanita A. Bratcher of record at Instrument No. 20071016-0122468, Register's Office for Davidson County, Tennessee, dated October 11, 2007 and recorded on October 16, 2007.

Being part of the same property conveyed to Juanita A. Bratcher by Quitclaim Deed from L. Hollis Bratcher, a married person of record at Book 10294, Page 898, Register's Office for Davidson County, Tennessee, dated December 10, 1996 and recorded on December 18, 1995.

Being the same property conveyed to L. Hollis Bratcher and wife, Juanita A. Bratcher by Warranty Deed from B.B. Vester and wife, Mattie Sue Vester of record at Book 5861, Page 241, Register's Office for Davidson County, Tennessee, dated March 12, 1982 and recorded on March 15, 1982.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1309 Woodland St., Nashville, TN 37206.

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(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2013.

Ju Ju, LLC, a Tennessee Limited Liability Company

By: L. Hollis Bratcher
Name: L. Hollis Bratcher
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named L. Hollis Bratcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Ju Ju, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 7th day of October, 2013.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

