(3)

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

BILL GARRETT, Davidson County
Trans:T20140005692 DEEDWARR
Recvd: 01/24/14 14:27 2 pgs
Fees:13.00 Taxes:592.00
20140124-0006903

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Ray D. Hogue, unmarried, and Dorothy E. Nickens, married, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and RADInvestment, LLC, a Tennessee limited liability company, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot. No. 19 of Block "B" on the Plan of the Subdivision of the Lindsley Home Place, of record in Plat Book 2, Page 92, of the Chancery Court at Nashville.

Said Lot No. 19 fronts 50 feet on the north side of Holly Street, formerly Chadwell Avenue, and runs back between parallel lines, 180 feet to an alley.

BEING the same property conveyed to William A. Hogue and wife, Mamie C. Hogue by deed dated September 26, 1962 of record in Book 3435, Page 279, Register's Office of Davidson County, Tennessee. The said Mamie C. Hogue died February 14, 1999, leaving William A. Hogue as the surviving tenant. The said William A. Hogue died testate November 9, 2013, and by his last Will and Testament bequeathed the subject property to Ray D. Hogue and Dorothy E. Nickens. See also Affidavit of Heirship in Instrument No. 20131202-0122141. See also Order in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 13-P-2034 of record in Instrument No. 20140124-0006902, Register's Office of Davidson County, Tennessee. See also Last Will and Testament of record in Instrument No 20140124-0006901 Register's Office of Davidson County, Tennessee.

Map & Parcel 08309042900

Property Address: 1417 Holly Street, Nashville, TN 37206

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized

and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever .

IN WITNESS WHEREOF, this conveyance has been executed on the 15 day of January, 2014.

Ray D Hogue

Dorothy E. Nickens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Ray D. Hogue and Dorothy E. Nickens, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15 day of January, 2014.

Notary Public

My commission expires: 03/18/2014

STATE OF TENNESSEE
COUNTY OF _____

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $160,000.00.

Affiant

Subscribed and sworn to before me, this 15 day of January, 2014.

Notary Public

My commission expires:
3/18/14

NEW PROPERTY OWNER:
RADInvestment, LLC
5205 Heathrow Hills Dr.
Brentwood, TN 37027

PERSON RESPONSIBLE FOR TAXES:
SAME