BILL GARRETT, Davidson County
Trans:T20140024465 DEEDWARR
Recvd: 04/10/14 15:21 2 pgs
Fees:13.00 Taxes:592.00
20140410-0030244

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this the 9th day of April, 2014. Notary Public My commission expires 9-9-14

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:
Howboutpickles, LLC	New Owner	83-13-356
40 Burton Hills Blvd., Suite 230		
Nashville, TN 37215		

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, **JOHN DONELSON, IV, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOWBOUTPICKLES, 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 part of Block "W" on the Plan of Lindsley Home Place, as of record in Plan Book 2, Page 92, in the Chancery Court at Nashville, and described as follows:

Beginning on the easterly margin of 14th Street, 56 feet northerly from the north margin of Shelby Avenue, being Seales and Franklin's northeast corner; thence with the easterly margin of said street northerly 50 feet to what was formerly Minton's southwest corner; thence with his south line easterly, passing his southeast corner at 150 feet, in all 160 feet; thence southerly 50 feet to the north end of a 10-foot alley; thence westerly across the end of said 10 foot alley 10 feet to Seales and Franklin's northeast corner, continuing westerly with their northerly line 150 feet to the point of beginning.

Included in this conveyance is that portion, if any, of the alley at the rear of the lot which was abandoned by Metropolitan Ordinance No. BL2006-1196.

Being the same property conveyed to John Donelson, IV by deed from Edyth Hudson Castello and Lonnie Ray Fuqua, on behalf of the heirs-at-law of Bessie L. Hudson* of record in Instrument No. 20140408-0029407 Register's Office for Davidson County, Tennessee, dated April 8, 2014 and recorded on April 8, 2014.

Being the same previously property conveyed to C. H. Hudson and wife, Bessie L. Hudson, both deceased by Warranty Deed from Oliver W. Holland and wife, Marjorie Logan Holland, of record in Book 1908, page 281, dated October 25, 1950 and recorded on October 26, 1950, in the Register's Office for Davidson County, Tennessee. Charles Hudson, having since died June 18, 1966 and Bessie L Harvey Hudson, having since died March 19, 1972.

**See Order of Default Judgment and to Sell Property by and between Edyth Hudson Castello, and Lonnie Ray Fuqua, Plaintiffs, vs. Roy Baxter Wiley, Patricia Fuqua, Rick Hildreth, Gloria Collier, Eddie Hildreth, Louise Stone, Brian Hildreth, Julie Hildreth, Robert Marsh, James Ehlers, Vanessa Dorman, Zack Dorman, Donnie Gerhke, and Marilyn Gerhke, and The Unknown Heirs at Law of Bessie L. Hudson, Defendants, of record as Docket No. 13-968-II in the Chancery Court for Davidson County, Tennessee at Nashville.*

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 409 S. 14th Street, 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 9th day of April, 2014.

John Donelson, IV

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 John Donelson, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of April, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY