WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/14 12:13 4 pgs
Fees:23.00 Taxes:140.60
20140411-0030540

State of Tennessee)
County of Davidson)

13-07-017

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of April, 2014

Notary Public

My Commission Expires: 09/09/14

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY	"NEW OWNER"	119-13
(NAME) 26 Inverary	(NAME)	131.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **RAMON ARELLANO**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors 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 **Lot No. 64 on the Plan of College Heights**, of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson-Miller, Engineers & Surveyors, dated September 20, 1958, as follows: Commencing at a point in the northerly margin of Morton Street and the westerly margin of an alley; thence along said alley in a northerly direction, a distance of 192.9 feet to a point, said point being a common point in the intersection of two alleys; thence along the back of Lot No. 64 and 10 feet of the easterly back line of Lot No. 63, running along the southerly margin of the second mentioned alley, a total distance of 41 feet; thence 11 degrees 45' East a distance of 178.0 feet to an iron pin in the northerly margin of Morton Street; thence along the northerly martin of Morton Street, in as easterly direction a distance of 84.9 feet to the point of origin to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to RAMON ARELLANO, by Deed from JUDY MARTIN, SUCCESSOR TRUSTEE, of record in Instrument No. 20061116-0142433, Register's Office for Davidson County, Tennessee. The Appointment of Substitute Trustee is attached hereto as **"Exhibit A"** for the purpose of indicating the authority of the said Judy Martin, Substitute Trustee, to execute the Warranty Deed to the within named Grantor of record in Instrument No. 20061116-0142435, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS property is unimproved and is not now or ever has been principal place of residence of Grantor herein.

BEING unimproved ☒
Improved ☐ property known as: **468 Morton Avenue, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, my hand, this 11th day of April, 2014

RAMON ARELLANO, JR.

STATE OF Tennessee)
COUNTY OF Davidson)

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 2014.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimberly Beard

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kimberly Beard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~9/9/14~~ 01/09/18

Notary Public

EXHIBIT "A" TO WARRANTY DEED

APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, Ivan Luttrell is the Beneficiary of a certain trust created by a Trust Agreement dated May 1, 1981, and the one-third owner of the real property described in Exhibit A to said Trust Agreement, and

WHEREAS, Robert Martin, now deceased, is unable to act as Trustee under said Trust Agreement, and

WHEREAS, paragraph 3 of said Trust Agreement states in part that the resignation, incompetency or death of the Trustee shall not terminate the Trust or affect its continuity. A vacancy in the office of Trustee may be filled by written designation signed by the Beneficiary.

NOW, THEREFORE, Ivan Luttrell, as Beneficiary of the said Trust, does hereby name and appoint Judy Martin as Substitute Trustee under the Trust Agreement, and she is vested with all the rights, powers and privileges of the original Trustee named in the Trust Agreement, and Judy Martin, by her signature below, accepts appointment as Substitute Trustee, and agrees to be bound by all the terms and conditions of the Trust Agreement dated May 1, 1981.

IN WITNESS WHEREOF, the Beneficiary and Substitute Trustee have executed this Agreement on the 9th day of August, 1999.

Ivan Luttrell
Ivan Luttrell, Beneficiary

Judy Martin
Judy Martin, Substitute Trustee

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ivan Luttrell, the Beneficiary, with whom I am personally acquainted and who upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 9 day of August, 1999.

Margaret E. Ewen
Notary Public

My Commission Expires:
June 29-2002

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy Martin, the Substitute Trustee, with whom I am personally acquainted and who upon oath acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Lavergne, Tennessee, this 4 day of August, 1999.

Margaret D. Graham
Notary Public

My Commission Expires:
June 19 - 2002