BILL GARRETT, Davidson County
Trans:T20140028525 DEEDWARR
Recvd: 04/25/14 16:08 2 pgs
Fees:13.00 Taxes:1184.00
20140425-0035151

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 $320,000.00 Affiant Subscribed and sworn to before me, this the 25th day of April, 2014. Notary Public My commission expires: 9-9-2014

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:
Alloway Street Partners, LLC	New Owner	
1110 Russell St., Apt. 106		10506020400
Nashville, 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, **FREDDIE ROBICHAUX AND SHARON L. ROBICHAUX, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLOWAY STREET PARTNERS, 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 Nos. 9 and 11 on the Map of Matilda Alloways' Subdivision of Lot No.5, Hortons Plan of record in Plat Book 161, Page 143, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sharon L. Robichaux, a married woman by deed from Tyree L. Moreland and Paula N. Moreland, husband and wife of record in Instrument No. 20051221-0152811, Register's Office for Davidson County, Tennessee, dated December 20, 2005 and recorded on December 21, 2005.

Being the same property conveyed to Freddie Robichaux and Sharon L. Robichaux, married by deed from Sharon L. Robichaux of record in Instrument No. 20061222-0157849 Register's Office for Davidson County, Tennessee, dated December 6, 2006 and recorded on December 22, 2006.

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 also known as 761 Alloway St., Nashville, TN 37203.

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 23 day of April, 2014.

Freddie Robichaux

Sharon L. Robichaux

STATE OF Texas
COUNTY OF [redacted]

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Freddie Robichaux and Sharon L. Robichaux, 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.

[redacted] this 23 day of April, 2014.

ROSARIO R. GAYTAN
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-06-18

Notary Public

My Commission Expires: