BILL GARRETT, Davidson County
Trans:T20150003937 DEEDWARR
Recvd: 01/16/15 09:07 2 pgs
Fees:13.00 Taxes:207.20
20150116-0004558

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

FROM: Douglas A. Rhodes, William A. Rhodes, and Renee W. Rhodes Crawford (Collectively the "GRANTOR")

TO: Eat A Biscuit, LLC (the "GRANTEE")

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO:**
1722 24th Avenue North **Nashville, TN 37208**	**Eat A Biscuit, LLC** **915 Riverbend Road** **Nashville, TN 37221**	**08110022400**

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Fifty Six Thousand and No/100's Dollars ($56,000.00), the receipt and sufficiency of which is hereby acknowledged, Douglas A. Rhodes, William A. Rhodes, and Renee W. Rhodes Crawford have bargained and sold, and by these presents do transfer and convey unto Eat A Biscuit, LLC, its successors and assigns, the certain tract or parcel of land in Davidson County, Tennessee described as follows:

BEING Lot No. 151 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract of record in Book 161, page 155, Register's Office for said county.

SAID Lot No. 151 fronts 50 feet on the East side of 24th Avenue, North, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed Douglas A. Rhodes, William A. Rhodes, and Renee W. Rhodes from Douglas A. Rhodes, Executor of the Estate of Clara T. Rhodes Alexander, by Executor's Deed of record as Instrument No. 20150116-0004557, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1722 24th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eat A Biscuit, LLC, its successors and assigns, forever.

And they do covenant with the said Eat A Biscuit, LLC they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except:

1. 2015 Davidson County Taxes, a lien not yet due and payable.
2. All matters appearing on the Plan of record in Plat Book 161, page 155, said Register's Office.
3. All existing and recorded easements, setback lines, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And they does further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Eat A Biscuit, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15 day of Jan, 2015.

Douglas A. Rhodes

William A. Rhodes

Renee W. Rhodes Crawford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Douglas A. Rhodes, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of January, 2015.

Notary Public

My commission expires: 9/10/18

ANDREW CHRISTIAN CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, William A. Rhodes, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of January, 2015.

Notary Public

My commission expires: 9/10/18

ANDREW CHRISTIAN CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Renee W. Rhodes Crawford, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of January, 2015.

Notary Public

My commission expires: 9/10/18

ANDREW CHRISTIAN CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 56,000.00

AFFIANT

Subscribed and sworn to before me this 15 day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 9/10/18

ANDREW CHRISTIAN CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.