BILL GARRETT, Davidson County
Trans:T20150016570 DEEDWARR
Recvd: 03/06/15 15:35 4 pgs
Fees:23.00 Taxes:4995.00
20150306-0019591

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of March, 2015 by and between **PATSY LYNN RUSSELL, TRUSTEE OF THE LORETTA LYNN 2012 TRUST (DATED DECEMBER 30, 2012)**, party of the first part, and **LORLYN, LLC**, party of the second part.

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

PROPERTY DESCRIBED ON ATTACHED EXHIBIT "A"

The aforesaid property is conveyed and accepted subject to the items on attached Exhibit "B".

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said party of the second part, its successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as aforesaid; and that the title and quiet possession thereto it will warrant and defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS the signature of the party of the first part the day and year first above written.

LORETTA LYNN 2012 TRUST
(DATED DECEMBER 30, 2012)

By: _____
Patsy Lynn Russell, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared PATSY LYNN RUSSELL, TRUSTEE OF THE LORETTA LYNN 2012 (DATED DECEMBER 30, 2012), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed she same as her free act and deed.

WITNESS my hand and official seal at office, this 4th day of March, 2015.

Notary Public

My Commission Expires:
7/2/18

****

PROPERTY ADDRESS:
207-209 24th Avenue North
Davidson County
Nashville, Tennessee

Tax Parcel I.D. #: 92-15-68 and 92-15-69

MAIL TAX BILLS TO:
(Person or Agency responsible for payment of taxes)

LORLYN, LLC
P. O. Box 671
Dyersburg, TN 38025

THIS INSTRUMENT PREPARED BY:

Boyd L. Rhodes, Jr., Esq.
1715 Aaron Brenner Drive, Suite 800
Memphis, Tennessee 38120-4367

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 4th day of March, 2015.

Notary Public

My Commission Expires:
7/2/18

State Tax	$4,995.00
Register's Fee	$ 1.00
Document Fee	$ 2.00
Recording fee	$ 25.00
Total	$5,023.00

EXHIBIT "A"

LEGAL DESCRIPTION

Property in Davidson County, Tennessee, described as follows:

Legal Description for 207 24th Avenue North, Nashville, TN

A certain lot of land located in the City of Nashville, Davidson County, Tennessee, being Lot No. 29 in the sub-plan of Elliston's Addition to Nashville, which sub-plan is registered in Book No. 332, page 159, of the Register's Office of said County, and which lot or parcel of land is more particularly described as follows:

Beginning at a point in the west line of 24th Avenue North, a distance of 250 feet to the southwest corner of Church Street and 24th Avenue North; thence westwardly 110 feet parallel with Church Street to an alley; thence southwardly 56 feet along said alley; thence easterly 110 feet parallel with Church Street; thence northwardly 56 Feet along said 24th Avenue North to beginning point, said land being 56 feet front on west side of 24th Avenue North, with a depth of 110 feet to an alley.

Being the same property conveyed to O.V. Lynn, Jr., by Quitclaim Deed from Loretta Lynn, of record in Book 9701, page 529, Register of Deeds Office for Davidson County, Tennessee, the said O.V. Lynn, Jr. having since died, and by his Last Will and Testament duly admitted to probate in the Juvenile and Probate Court for Humphreys County, Tennessee said property was vested in a Residuary Trust of which Trust Patsy Lynn Russell is the Successor Trustee.

Legal Description for 209 24th Avenue North, Nashville, Tennessee

Being Lot No. 30 on the Map of Josephine E. Farrell and husband's resubdivision of part of Elliston property, as of record in Book 332, page 159, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the west side of 24th Avenue, North, formerly Farrell Street, and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to Loretta Lynn by Deed from Harold D. Allen and wife Lorraine L. Allen of record at Book 7293, page 180, Register's Office for Davidson County, Tennessee, which has the address of 209 24th Avenue, North, Nashville, Tennessee.

Title to the above described properties was conveyed to the Loretta Lynn 2012 Trust, Patsy Lynn Russell, Trustee, by Quitclaim Deed from Loretta Lynn, dated December 30, 2012, of record as Instrument Number 20130111-0003945, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

EXCEPTIONS

1. City of Nashville and Davidson County taxes for the year 2015, not yet due and payable.

2. Lease Agreement dated February 28, 2012 between Loretta Lynn and Frances B. Roy, an individual d/b/a Frances B. Roy & Associates.

3. Oral month-to-month Lease to Loretta Lynn.

4. Subdivision Restrictions, building lines and easements of record in PB 332, Page 159, Register's Office of Davidson County, Tennessee.