THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15021

BILL GARRETT, Davidson County
Trans:T20150018113 DEEDWARR
Recvd: 03/12/15 14:05 3 pgs
Fees:18.00 Taxes:207.20
20150312-0021400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY SIX THOUSAND AND 00/100 ($56,000.00) DOLLARS, cash in hand paid by LUDIE LOU HOLDINGS, LLC, receipt of which is hereby acknowledged, we , Bobby C. Lester, as Executor of ESTATE OF LUCY C. SIMMONS and Bobby C. Lester, Pearline Parker and Stacy Lester, as Beneficiaries under the Last Will and Testament of Lucy C. Simmons, deceased, have bargained and sold, and by these presents do transfer and convey unto the said LUDIE LOU HOLDINGS, LLC, its successors and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot NO. 5 on the Plat of L.G. Noel's Subdivision of Lot No. 23 in Owen's Buena Vista Plan of lots, as of record in Book 57, Page 69, said Register's Office.

Said Lot No. 5 fronts 50 feet on the northerly margin of Cass Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Lucy C. Simmons and Alfred J. Saffell, Sr. by deed from John Robert Boyle, unmarried, dated September 1, 1976 and of record in Book 5064, Page 545, in the Register's Office of Davidson County, Tennessee. Also being the same property to which title vested solely in Lucy C. Simmons by Last Will and Testament of Alfred Saffell, Sr., deceased, of record at Instrument No. 20141015-0095398, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Cass Street and an alley.

This conveyance is subject to Notice from Metropolitan Government for Property Standards Order to Repair Structure of record in Instrument No. 20120419-0033470, in the Register's Office of Davidson County, 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 LUDIE LOU HOLDINGS, LLC, its successors and assigns, forever. And I do covenant with the said LUDIE LOU HOLDINGS, LLC, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said LUDIE LOU HOLDINGS, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

Bobby Lester executes this document on behalf of Pearline Rice Parker, pursuant to a Power of Attorney, dated November 26, 2013, of record in Instrument Number 20140429-0035851, in the Register's Office of Davidson County, Tennessee.

Bobby Lester executes this document on behalf of Stacy Lester, pursuant to a Power of Attorney, dated November 22, 2013, of record in Instrument Number 20140429-0035852, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this 3rd day of March, 2015.

ESTATE OF LUCY C. SIMMONS

BY: Bobby C. Lester
BOBBY C. LESTER, Executor

Bobby C. Lester
BOBBY C. LESTER, Individually

Stacy Lester
STACY LESTER

BY: Bobby C. Lester
BOBBY LESTER, Attorney in Fact

Pearline R. Parker
PEARLINE RICE PARKER

BY: Bobby C. Lester
BOBBY LESTER, Attorney in Fact

STATE OF Tennessee
COUNTY OF Hamilton

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Bobby C. Lester, as Executor of ESTATE OF LUCY C. SIMMONS and individually as Beneficiary Under the Last Will and Testament of Lucy C. Simmons, deceased, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official ~~seal at office~~ in said County this 5th day of March, 2015.

Roberta D Abernathy
NOTARY PUBLIC

My Commission Expires: 4/20/2016

ROBERTA D ABERNATHY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF Tennessee
COUNTY OF Hamilton

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BOBBY LESTER, Attorney in Fact for STACY LESTER and PEARLINE RICE PARKER, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as the free act and deed of the said STACY LESTER and PEARLINE RICE PARKER for the purposes therein contained.

WITNESS MY HAND and official ~~seal at office~~ in said County this 5th day of March, 2015.

Roberta D Abernathy
NOTARY PUBLIC

ROBERTA D ABERNATHY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

My Commission Expires: 4/20/2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $56,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bobby C. Lester
AFFIANT

ROBERTA D ABERNATHY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Sworn to and subscribed to before me this 3rd day of March, 2015.

Roberta D Abernathy
NOTARY PUBLIC

My Commission Expires: 4/20/2016

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Tax Map 081 03 0 265.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
LUDIE LOU HOLDINGS, LLC
1709B 5th Ave. N.
Nashville, Tennessee 37208