BILL GARRETT, Davidson County
Trans:T20150019385 DEEDWARR
Recvd: 03/17/15 13:20 2 pgs
Fees:13.00 Taxes:135.10
20150317-0022874

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $36,514.85.

Affiant

Subscribed and sworn to before me, this the 12 day of March, 2015.

Notary Public

My Commission Expires: 9-5-2016
(Affix Seal)

CHERYL VANCE
NOTARY PUBLIC
STATE OF TENNESSEE
DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ludie Lou Holdings, LLC	Same	082 05 0 046.00
(NAME)	(NAME)	
1709B 5th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, Anjanette Badger, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ludie Lou Holdings, LLC and RxR, LLC, hereinafter called the Grantee, its 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 152, North Nashville Real Estate Company's Plan, as shown on plat of record in Plat Book 21, page 105, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same lands conveyed to Anjanette Badger from W. H. Eason, Jr., by Warranty Deed dated August 19, 2009 and recorded August 21, 2009 in Instrument No. 20090821-0078815, Register's Office, Davidson County, Tennessee.

This is unimproved property known as: 1613 5th Avenue North, Nashville, Tennessee 37208.

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, its heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs 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.

IN WITNESS WHEREOF, the grantor has hereunto affixed his signature on this the 12th day of March, 2015.

Anjanette Badger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Anjanette Badger, the bargainor, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 12th day of March, 2015.

Notary Public

My Commission Expires: 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON