Davidson County DEEDWARR
Recvd: 06/08/15 07:47 4 pgs
Fees:23.00 Taxes:351.50
20150608-0053215

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 32320-04-2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $95,000.00 Affiant Subscribed and sworn to before me this 4th day of June, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carlene Guye Judd W. Hugh Judd 8184 Poplar Creek Road Nashville, TN 37221	New Owner	Map and Parcel Nos.: 091 06 0 271 00 091 06 0 272 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, G & J Properties, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Carlene Guye Judd and W. Hugh Judd, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5410 and 5412 Tennessee Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of June, 2015.

G & J Properties, LLC
a Tennessee limited liability company

BY: J. C. McLemore Receiver
John C. McLemore, Receiver
pursuant to Order Granting Receiver's
Motion to Sell, of record in Chancery Court
for Davidson County, Tennessee,
Docket No. 13-161-II and 14-826-II,
consolidated

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John C. McLemore, Receiver, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the court appointed Receiver for G & J Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of June, 2015.

Kristy L. Rion
Notary Public
My Commission Expires: 5-8-17

KRISTY L. RION
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee, being part of Lots 1315 and 1317 of Block 11 and being more particularly described as follows:

Being the westerly 20 feet of Lot No. 1315 and the easterly 10 feet of Lot No. 1317 of Block No. 11, Plan No. 2 West Nashville, of record in Book 57, Page 172, Register's Office for said County.

Said parts of Lots 1315 and 1317 front together 30 feet on the northerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to G & J Properties, LLC, by Quitclaim Deed dated February 11, 2008 from Carlton Guye and Carlene Judd, of record in Instrument No. 20080211-0013756, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 1313 and the easterly five feet of Lot No. 1315, Block 11 Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for said County.

Said Lot No. 1313 and part of Lot No. 1315 front together thirty feet on the northerly side of Tennessee Avenue and run back between parallel lines northerly 150 feet to an alley.

Being the same property conveyed to G & J Properties, LLC by Quitclaim Deed dated February 11, 2008 from Carlton Guye and Carlene Judd of record in Instrument No. 20080211-0013757, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee. Map and Parcel Nos. 091 06 0 271 00 & 091 06 0 272 00.
2. All matters appearing on the Plan of record as Book 57, page 172, Register's Office for Davidson County, Tennessee.

True Copy Certification

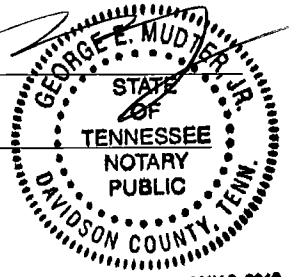
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016