| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 32410-05-2015** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 8th day of June, 2015.<br><br>Notary Public<br><br>My Commission Expires: 9-5-2016 |

CHERYL VANCE NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Ludie Lou Holdings, LLC RxR LLC<br>1606 and 1619 7th Avenue North<br>Nashville, TN 37208 | **Send Tax Bills To:** Ludie Lou Holdings, LLC<br>1709 B 5th Avenue North<br>Nashville, TN 37208 | **Tax Information:**<br>Map and Parcel No.:<br>081 12 0 351 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, **Timothy K. Caste and wife, Lori W. Caste**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ludie Lou Holdings, LLC, a Tennessee limited liability and RxR LLC, a Tennessee limited liaiblity** ("Grantee"), its successors, 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 1606 and 1619 7th Avenue North, Nashville, TN 37208

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

BILL GARRETT, Davidson County
Trans:T20150045591 DEEDWARR
Recvd: 06/10/15 09:18 3 pgs
Fees:18.00 Taxes:1110.00
20150610-0054529

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 8th day of June, 2015.

Timothy K. Caste

Lori W. Caste

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Timothy K. Caste and Lori W. Caste**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2015.

Notary Public

My Commission Expires:



# EXHIBIT "A"

Tract I

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 46 on the Plan of D.T. McGavock's Homested Addition to Nashville, of record in Plat Book 57, page 9, Register's Office for said County.

Said part of Lot No. 46 front 25 feet on the easterly side of 7th Avenue, North, formerly Vine Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Timothy K. Caste and wife Lori W. Caste, by Quitclaim Deed dated June 18, 2008 from Gerald G. Patterson, Trustee, of record in Instrument No. 20080619-0063326, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20080626-0066040, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of North Nashville Real Estate Company's Plan of Lots as of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy K. Caste and wife Lori W. Caste, by Quitclaim Deed dated June 16, 2008 from Thomas K. Caste and wife Ann D. Caste, of record in Instrument No. 20080619-0063327, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 57, page 9, Register's Office for Davidson County, Tennessee. (Tract I)
4. All matters appearing on the Plan of record as Book 21, page 105, Register's Office for Davidson County, Tennessee. (Tract II)