WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160000388 DEEDWARR
Recvd: 01/04/16 13:52 2 pgs
Fees:13.00 Taxes:4070.00
20160104-0000415

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-GL-15-515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3618
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LL&E Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**26-5-134.00**
2008 8th Ave. S.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GEORGE W. HUSSEY AND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LL&E HOLDINGS, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 1 on the Plan of Parkway Annex, as of record in Book 4715, Page 103, Register's Office for said County, described as follows: Beginning at point, this point being an iron pin set in the Southerly boundary of Two Mile Parkway, at the Northeastern corner of the Metropolitan School Board property; thence South 45 deg. 38 min. East, 375.00 feet along the Southern boundary of Two Mile Parkway to an iron pin; thence South 44 deg. 22 min. West, 348.07 feet bounded by the Rivergate Development Company property to an iron pin; thence North 02 deg. 46 min. West 511.64 feet bounded by the Metropolitan School Board property to an iron pin; thence being the point of beginning.

Being the same property conveyed by Quitclaim Deed from Retha Lamar Hussey to George W. Hussey as recorded on the 17th day of October, 1985 in Deed Book 6684, Page 712 and Warranty Deed from Security Federal Savings and Loan Association of Nashville to George W. Hussey and wife, Retha F. Hussey as recorded on the 16th day of February, 1979 in Deed Book 5395, Page 797, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- City of Goodlettsville taxes for the year 2016 and thereafter, for tax parcel identification number 26-5-134.00, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKWAY ANNEX, as recorded in Plat Book 4715, Page(s) 103, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Rivergate Parkway, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 30th DAY OF DECEMBER, 2015.

George W. Hussey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE W. HUSSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212