BILL GARRETT, Davidson County
Trans: T20160002873 DEEDWARR
Recvd: 01/12/16 11:32 2 pgs
Fees: 13.00 Taxes: 647.50
20160112-0003173

WARRANTY DEED

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of January, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

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, et al. (NAME)	Same (NAME)	081 12 0 136.00
1709B 5th Ave, 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 acknowledged, We, Angelia C. Turner Flenoy and husband, James W. Flenoy, 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 Grantees, it's heirs and assigns, a certain tract or parcel of land in DeKalb County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of McGavock's Town North of Nashville of record in Book 21, Page 23, Register's Office for said County.

Said Lot No. 271 fronts 50.0 feet on the southwesterly margin of 10th Avenue, North, formerly Polk Street, and extends back between parallel lines 150.00 feet to an alley.

Being the same lands conveyed to Angelia Turner from Ruth Watkins and husband, Walter Watkins by Quitclaim Deed dated April 13, 1993 and recorded April 19, 1993 in Book 8920, Page 143, Register's Office for Davidson County, Tennessee. Angelia Turner is now known as Angelia C. Flenoy. James W. Flenoy joins in this conveyance for the purpose of conveying his marital interests in the above described lands.

This is improved property known as: 1609 10th Ave. N., 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 Grantees, it's heirs and assigns forever; and I do covenant with the said Grantees 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 Grantees, 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.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 5 day of January, 2016.

Angelia C. Turner Flenoy
Angelia C. Turner Flenoy

James W. Flenoy
James W. Flenoy

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, Angelia C. Turner Flenoy and husband, James W. Flenoy, 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 purpose therein contained.

Witness my hand and official seal this 5th day of January, 2016.

Notary Public

My Commission Expires: _____

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019