# WARRANTY DEED

J-CM-16-1203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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) |
|---|---|---|
| **Lala Land Home Buyers, LLC** | **New Owner** | |
| (NAME) | (NAME) | **083-13-0-211-00** |
| **5725 Lankershim Blvd. #76** | | |
| (ADDRESS) | (ADDRESS) | |
| **North Hollywood, CA 91601** | | |
| (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 **BARBARA EATHERLY AND AND CHANDLER MCCULLOUGH,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LALA LAND HOME BUYERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel and Carol Wilson by Quitclaim deed from Daniel Wilson of record in Book 10379, page 1, Register's Office for Davidson County, Tennessee, dated March 5, 1997 and recorded on March 13, 1997. Wanda G. Sweany, of whom held a life estate, died April 1, 1996.

Being the same property conveyed to Barbara Eatherly and Chandler McCullough, III by Final Decree of Tax Sale deed from Clerk and Master of the Chancery Court for Davidson County, Tennessee of record in Instrument No. 201502012-0013208 Register's Office for Davidson County, Tennessee, dated December 8, 2014 and recorded on February 12. 2015. Said property has since been redeemed according to Redemption Certificate as of record in Instrument No. 20160121-0006348, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to Barbara Eatherly and Chandler McCullough, Tenants in Common by Quitclaim deed from Daniel Wilson and wife, Carol Wilson of record in Instrument No. 20151029-0110017 Register's Office for Davidson County, Tennessee, dated October 28, 2015 and recorded on October 29, 2015.

**SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF EITHER GRANTOR.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1203 Shelby Avenue , Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20160007520 DEEDWARR
Recvd: 01/28/16 11:10 2 pgs
Fees:13.00 Taxes:980.50
20160128-0008334

Witness my/our hand(s) this the 21st DAY OF JANUARY, 2016.

Barbara Eatherly

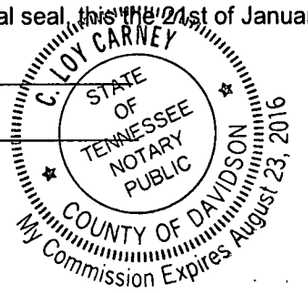
Chandler McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA EATHERLY, 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 21st of January, 2016.

Notary Public
My Commission Expires:
(SEAL)

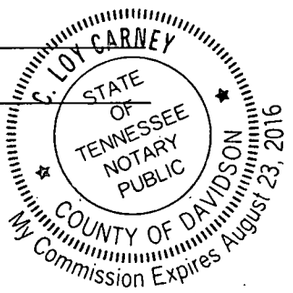



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANDLER MCCULLOUGH, 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 21st of January, 2016.

Notary Public
My Commission Expires:
(SEAL)




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