WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/16 15:02 5 pgs
Fees:28.00 Taxes:1517.00
20160212-0013904

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-21-2016

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7906 LALA LAND JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lala Land Home Buyers, LLC	SAME	10514018500
823 Hillview Heights	5725 Lankershirm Blvd. #76	
Nashville, TN 37204	North Hollywood CA 91601	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE, **MARGARET A. SYKES, AND LYNN S. MOORE*, AND TERESA D. WIGGINS*, AND LOLETA A. LOCKRIDGE*,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LALA LAND HOME BUYERS, LLC** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 5 on the Map of David Lipscomb's Subdivision, as of record in Book 547, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same property conveyed to John W. Sykes and wife, Margaret A. Sykes by Deed of Record in Book 6594, Page 345, Register's Office for Davidson County, Tennessee. Being the same property conveyed by Quit Claim Deed from Margaret A. Sykes (grantor), widow, John W. Sykes to Lynn S. Moore, Teresa D. Wiggins and Loleta A. Lockridge, as recorded on the 5th day of August, 2009 in Instrument No. 20090805-0073325; Warranty Deed from Laird F. Wagstaff and wife, Laura E. Wagstaff to John W. Sykes and wife, Margaret A. Sykes, as recorded on the 20th day of June, 1985 in Deed Book 6594, Page 345, in the Register's Office of Davidson County, Tennessee. See attached Schedule A

* With the exception of Margaret A. Sykes, the subject property is neither the principal residence of the Grantor nor their spouses or any dependent.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAVID LIPSCOMB'S SUBDIVISION, as recorded in Plat Book 547, Page(s) 145, 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).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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).

e. Joint Easement recorded in Book 6151, Page 291.

This is improved property known as 823 Hillview Heights, Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness our hand on the 19th day of January, 2016.

Margaret A. Sykes

Lynn S. Moore

Teresa D. Wiggins

Loleta A. Lockridge

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MARGARET A. SYKES, LYNN S. MOORE, TERESA D. WIGGINS, AND LOLETA A. LOCKRIDGE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand ~~and official~~ seal at Franklin, Tennessee, this 19th day of January, 2016.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

SCHEDULE "A"

The following described real estate situated in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 5 on the Map of David Lipscomb's Subdivision, as of record in Book 547, page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Parcel ID#: 105-14-185.00

For information only: 823 Hillview Heights, Nashville, TN 37204
BEING THE SAME PROPERTY CONVEYED TO LYNN S. MOORE AND TERESA D. WIGGINS, AND LOLETA A. LOCKRIDGE **SUBJECT TO LIFE ESTATE OF MARGARET A. SYKES** BY DEED FROM MARGARET A. SYKES, WIDOW, JOHN W. SYKES HAVING PASSED AWAY RECORDED 08/05/2009 IN DEED BOOK PAGE 20090805 0073325, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
BEING THE SAME PROPERTY CONVEYED TO LYNN S. MOORE AND TERESA D. WIGGINS, AND LOLETA A. LOCKRIDGE **SUBJECT TO LIFE ESTATE OF MARGARET A. SYKES** BY DEED FROM MARGARET A. SYKES, WIDOW, JOHN W. SYKES HAVING PASSED AWAY RECORDED 08/05/2009 IN DEED BOOK PAGE 20090805 0073325, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

State of NY
County of Suffolk
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $410,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Linda DiMarco
Affiant Linda DiMarco

Subscribed and sworn to before me
This 2nd day of February, 2016

True Copy Certification

I, Linda DiMarco, 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.

Signature

State of New York

County of Suffolk

Personally appeared before me, Nancy J. Hilsenbeck, a notary public for this county and state, Linda DiMarco, Title Officer 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: 5/29/19
Notary' Seal (if on paper)

Nancy J. Hilsenbeck
Notary Public, State of New York
#01HI6059568
Qualified in Suffolk County
Comission Expires May 29, 2019