BILL GARRETT, Davidson County
Trans:T20160016790 DEEDWARR
Recvd: 03/01/16 13:35 2 pgs
Fees:13.00 Taxes:1216.93
20160301-0019455

MAP/GROUP/PARCEL 118020076.00

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Loudie Lou Holdings, LLC and RxR, LLC
817 Dewees Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ADDIE MORELAND** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LOUDIE LOU HOLDINGS, LLC and RXR, LLC** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 67, on the Plan of Kirkwood Heights, The W.T. Berry Estates, Section No. 4, as shown by plat appearing of record in Plat Book 1130, page 18, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Johnnie Paige, Jr and wife, Courtney M. Paige, by Warranty Deed from L.F. Patterson, unmarried, dated April 20, 1971, appearing of record in Book 4495, page 352, of the Register's Office of Davidson County, Tennessee. Johnnie Paige, Jr died February 22, 1190 and Courtney M. Paige died April 24, 1996. See Affidavit of Heirship conveying to Addie Moreland, appearing of record in Instrument No. 20150619-0058894 and Instrument No. 20150619-0058895, in said Register's Office.

THIS CONVEYANCE IS SUBJECT TO:

; Subject to all matters shown on the Plan of record in Book 1130, page 18, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants; Conditions and Restrictions of Kirkwood Heights Subdivision of record in Deed Book 1153, page 296 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.; Any deficiency in the property description contained in Schedule A, the failure of said description to adequately identify the land, or any claim thereof.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 817 Dewees Avenue, Nashville, TN, 37204.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same

is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25th day of February, 2016.

Addie Moreland

Addie Moreland

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Addie Moreland, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $328,899.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katherine Ann Galen

AFFIANT

Sworn to and subscribed before me this 26 day of February, 2016.

Tisha Henderson

NOTARY PUBLIC

My Commission Expires: 12-2-18

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