BILL GARRETT, Davidson County
Trans:T20160026143 DEEDWARR
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20160331-0030603

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

MAP & PARCEL NO.: 105-07-28.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
LL&E Holdings, LLC
2008 8th Ave S
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, the undersigned, **ALLEN R. LAWRENCE, UNMARRIED**, "Grantor", have this day bargained and sold and do hereby transfer and convey unto **LL&E HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

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

BEING Lot No. 60, on the Plan of Humphreys, Houston and Martin's Addition to Nashville, as of record in Book 36, page 117, of the Register's Office of Davidson County, Tennessee, and in Plat Book 1, page 35, Chancery Court, at Nashville, Tennessee, to which plan reference is hereby made for more complete details of location of said lot.

SAID Lot No. 60 fronts 50 feet on the southerlyside of Humphreys Street and runs banck between parallel lines 150 feet to an alley.

BEING the same property conveyed to Allen R. Lawrence and wife, Linda L. Lawrence, by Warranty Deed from Gladys Louise Simmons, Dorothy Simmons Griggs, James Lee Simmons, Michael Earl Simmons, Aubrey Lee Simmons and Susan Elaine Simmons, dated 11/30/1982, appearing of record in Book 5975, page 792, of the Register's Office of Davidson County, Tennessee. The said Linda L. Lawrence, a/k/a Linda F. Lawrence, died on December 4, 1990, and title to the property passed to the undersigned, Allen R. Lawrence, by operation of law.

The property herein described is investment property and has not nor has it ever been the principal residence of the Grantor.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 36, page 117 and in Plat Book 1, page 35, both of the Register's Office for Davidson County, Tennessee.

This is improved property known as 407 Humphreys Street, Nashville, TN 37203.

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

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he 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.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors 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 to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed ~~this instrument~~ on this the 30th day of March, 2016.

ALLEN R. LAWRENCE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ALLEN R. LAWRENCE**, 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 executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30th day of March, 2016.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$430,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of March, 2016.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016