WARRANTY DEED

STATE OF ~~TENNESSEE~~ KY
COUNTY OF ~~DAVIDSON~~ Christian

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Freddie Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2016.

Regina Spicer
Notary Public

MY COMMISSION EXPIRES: 7/21/19

(AFFIX SEAL)

REGINA SPICER 530776 NOTARY PUBLIC STATE AT LARGE, KENTUCKY

J-HB-16-1527

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)
F & L limited liability company	**New Owner**	
(NAME)	(NAME)	**072-16-0-106-00**
128 James Lyn Dr.		
(ADDRESS)	(ADDRESS)	
Hopkinsville, KY 42240		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EARL RAY ALLEN AND JASON T. ALLEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **F & L LIMITED LIABILITY COMPANY, A KENTUCKY LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 5 on the Plan of Peerman Heights Section No. II of record in Plat Book 2083, Page 110, 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 William E. Allen and wife, Nellie Ruth Allen by Warranty deed from Mary E. Garrett of record in Book 4206, page 873, Register's Office for Davidson County, Tennessee, dated January 19, 1968 and recorded on January 24, 1968. The said Nella Ruth Allen having since died on August 17, 1993 predeceasing William E. Allen. The said William E. Allen having since died intestate on November 15, 1995 leaving Earl Ray Allen and Roy Davis Allen as his heirs-at-law as noted in Affidavit of Heirships recorded in Instrument No. 20160419-0037709 and 20160419-0037710, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earl R. Allen and Jason T. Allen by Quitclaim deed from Roy D. Allen of record in Book 9892, page 905, Register's Office for Davidson County, Tennessee, dated December 19, 1995 and recorded on December 19, 1995.

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 noted on the Plat of record in Plat Book 2083, Page 110.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1527 Tammany Drive , Nashville, Tennessee 37206-1407**.

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:T20160031931 DEEDWARR
Recvd: 04/19/16 12:02 2 pgs
Fees:13.00 Taxes:651.20

20160419-0037711

Witness my/our hand(s) this the 14th DAY OF APRIL, 2016.

Earl Ray Allen

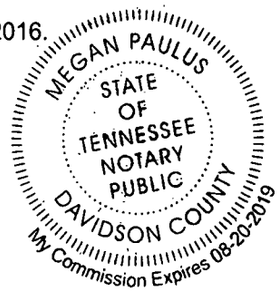
Jason T. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARL RAY ALLEN, 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 14th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

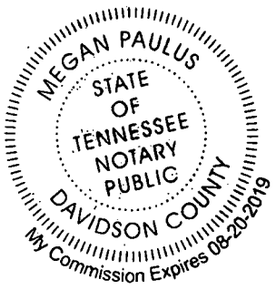


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON T. ALLEN, 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 14th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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