This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1206**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/30/2016**, by and between **Edward C. Witherspoon**, parties of the first part, and **Ludie Lou Holdings, LLC,**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 35 on the Map of Williams & Valentino's Subdivision of Lots 3 and 4 of the Thos. Woodward Plan, as of record in Plan Book 2, page 33, of the Chancery Court at Nashville.

Said Lot No. 35 fronts feet on the westerly side of 11th Avenue North, formerly Woodward Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Edward C Witherspoon and wife, Donna D Witherspoon by Warranty Deed from Granville H Lyons, Jr., Katie L West, Myrtle D Key, Shirley Edwina Fisher Worthy, Walter H Fisher and Emanuel T Fisher, dated 05/09/1989, of record in Book 7798, page 355, Register's Office for Davidson County, Tennessee.

The said Donna D Witherspoon having since died leaving Edward C. Witherspoon as the sole surviving tenants by the entirety. Edward C. Witherspoon has not re-married. DOD November 8, 2003

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **81 7 435**

☒ Improved **1909 11th Avenue North, Nashville, TN 37208**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20160058781 DEEDWARR
Recvd: 07/11/16 11:05 2 pgs
Fees:13.00 Taxes:444.00
20160711-0070576

WITNESS the signature of the party of the first part of the day and year first above written.

Edward C. Witherspoon

Edward C. Witherspoon

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Edward C. Witherspoon** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of June, 2016..

Rebecca Y. Garland

Notary Public

My Commission Expires: 4/8/17

REBECCA Y. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Ludie Lou Holdings, LLC**

and Address: **1909 11th Avenue North, Nashville, TN 37208**

Mail tax bills to 1709B 5th Ave North, Nashville TN 37208

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$120,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katherine A. Collins

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 30th day of June, 2016..

Loni M. Easterwood

Notary Public

My Commission Expires: 5/27/2020

LONI M. EASTERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB