Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-1620

STATE OF TENNESSEE
COUNTY OF DeKalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Katherine A Collier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of October, 2016

Loni M. Easterwood
Notary Public
Commission Expires: 5/27/2020

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

BILL GARRETT, Davidson County
Trans:T20160096940 DEEDWARR
Recvd: 11/02/16 11:39 2 pgs
Fees:13.00 Taxes:1850.00
20161102-0115862

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ludie Lou Holdings, LLC 5215 Franklin Pike Nashville, TN 37220	Ludie Lou Holdings, LLC 1709 B 5th Ave. N Nashville, TN 37208	160-02-0-031.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Cindy Boyd and Robert Donnell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ludie Lou Holdings, 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 part of Lot No. 1 on the Plan of Forest Acres Subdivision, Section Two, as of record in Book 1424, page 17, Register's Office for Davidson County, Tennessee, described according to a survey made by William Collier Parrish, Associates Civil Engineers, April 8, 1964, as follows:

Beginning on the northerly margin of Redwood Drive, at the corner of Lots 1 and 3; thence with the northerly margin of said Redwood Drive, easterly 242.35 feet to an iron pin in the westerly line of the new right-of-way of Franklin Pike; thence with said right-of-way, northeasterly to an iron pin, said iron pin being 167 feet westerly from the westerly margin of Old Franklin Pike, said iron pin being also 324.3 feet easterly from the northeast corner of Lot No. 3 on said Plan; thence, westerly 324.3 feet to the corner of Lots 1 and 3; thence with the line between said two lots, southerly, 215.6 feet to the beginning.

BEING the same property conveyed to Billy C. Donnell and wife, Clara W. Donnell, by Warranty Deed from Earl F. Thomson and wife, Lorraine C. Thomson, dated 4/23/1964 and recorded 6/1/1964 in Book 3765, Page 431, in the Register's Office of Davidson County, Tennessee. The said Billy C. Donnell having since predeceased Clara W. Donnell. The said

Clara W. Donnell, also known as Clara Whitworth Donnell having since died on January 30, 2007, thereby vesting subject property in Cindy Boyd and Robert Donnell, devisees under the Last Will and Testament of Clara Whitworth Donnell filed 4/17/07 under Docket No. 07P-616, in the Probate Court for Davidson County, Tennessee. Said property having been further conveyed to Cindy Boyd and Robert Donnell, as tenants in common, by Quitclaim Deed from Cindy Boyd and Robert Donnell, devisees under the Will of Clara Whitworth Donnell, through Robert F. Spann, trustee, dated 3/8/10 and recorded 3/9/10 in Instrument No. 20100309-0017926, as corrected by Scrivener's Affidavit dated 4/22/10 and recorded 4/23/10 in Instrument No. 20100423-0030696, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5215 Franklin Pike, Nashville, TN 37220.

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, their heirs and assigns forever; and we so covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of October, 2016.

Cindy Boyd

Robert Donnell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cindy Boyd and Robert Donnell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of October, 2016.

Notary Public
My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY