BILL GARRETT, Davidson County
Trans: T20170035260 DEEDWARR
Recvd: 04/26/17 13:51 3 pgs
Fees: 18.00 Taxes: 1665.00
20170426-0041057

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2017.

Notary Public

My commission expires: 11/4/19

KATHERINE ANN COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ludie Lou Holdings, LLC **RXR, LLC**	New Owners	**06916001500**
3400 Clarksville Highway	1709B 5th Ave. North	**07013000600**
Nashville, TN 37208	Nashville, TN 37208	**07013000500**

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 ACKNOWLEDGE, WE,

Maria L. Overstreet and Lisa K. Overstreet and Kristi K. Huffine, a two-ninths (2/9) interest each and Bobby G. Overstreet, a one-third (1/3) interest.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ludie Lou Holdings, LLC and RXR, 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:

Tract No. I:

Land in Davidson County, Tennessee and further described as follows:

Beginning on the northerly margin of the Clarksville Highway in the westerly line of the property conveyed to Dr. John J. Lentz by deed from J. W. Coleman, et ux, of record in Book 1044, page 393, said Register's Office; thence with the northerly margin of said highway, westwardly 100 feet; thence N 37 1/2 deg. E 150 feet; thence eastwardly and parallel with said highway 100 feet to said Lentz' westerly line, thence with same S 37 1/2 deg. W 150 feet to the beginning.

Tract No II:

Land in Davidson County, Tennessee and further described as follows:

Beginning on the northeasterly margin of Highway No. 112 in the easterly line of the Coleman property; thence with Coleman's easterly line northwardly 300 feet; thence southeastwardly 40 feet to the westerly line of the Bond property; thence with Bond's westerly line southwardly 373 feet to the northeasterly margin of said highway; thence with said highway northwestwardly 268 feet to the beginning, containing 1.06 acres, more or less.

Tract No. III:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Resha Heights of record in Book 1424, page 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point in the westerly side of Summit Avenue, the same being the common corner of Lots Nos. 16 and 17; thence with the westerly margin of Summit Avenue, southwardly 190 feet to a concrete monument; thence to the right around a curve 31.96 feet to a monument in the northerly margin of State Highway No. 112; thence North 0 deg. 50' east 244.5 feet to a point, the same being the common corner of Lot Nos. 16 and 17; thence eastwardly with the dividing line between Lot Nos. 16 and 17, 125.4 feet to the point of beginning.

Included but excluded in the above description thereof is that portion thereof is that property conveyed to the State of Tennessee as set out in the Final Judgment of record in Book 6711, page 391, as corrected in Book 6711, page 395, said Register's Office, described as follows:

Parcel I:
Beginning at the point in the present northeast margin of Clarksville Pike (S.R. 12, U.S. 41-A), said point being 57.47 feet right at stations 93+06.16; thence with the proposed right-of-way north 81 deg. 53" 44" East 34.94 feet to a point; thence with the northwest margin of Summit Avenue South 30 deg. 06' West 20 feet, more or less, to a point; thence with a radius curve right 27 feet, more or less, to a point; thence North 04 deg. 40' East 18 feet, more or less to the point of beginning.

Parcel II:
Beginning at the point of intersection of the northeast margin of Clarksville Pike (S.R. 12, U.S. 41-A) and the southeast boundary of the Charles Galbreth property; thence with the said southeast boundary North 41 deg. 03' East 4 feet, more or less, to a point; thence with the proposed right-of-way South 53 deg. 49' 46" East 135 feet, more or less, to a point; thence South 36 deg 50' 08' West 5 feet, more or less, to a point; thence with the said northeast margin North 53 deg. 09' 52" West 136 feet, more or less, to the point of beginning.

Being the same property conveyed to conveyed to Maria L. Overstreet and Lisa K. Overstreet and Kristi K. Huffine, a two-ninths (2/9) interest each, and Bobby G. Overstreet, a one-third (1/3) interest, from Bobby G. Overstreet, by Quitclaim Deed dated May 18, 2015 of record in Instrument No. 20150522-0047624, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bobby G. Overstreet, from Maria L. Overstreet, Lisa K. Overstreet, Kristi K. Huffine, and husband, Johnny Huffine, by Quitclaim Deed dated March 18, 2015 of record in Instrument No. 20150331-0027858, said Register's Office.

Also being the same property conveyed to Bobby G. Overstreet and three (3) adult children, Maria L. Overstreet, Lisa K. Overstreet, and Kristi K. Huffine, from Linda E. Overstreet, by Affidavit of Inheritance of Real Estate, dated March 18, 2015 of record in Instrument No. 20150331-0027857, said Register's Office.

Further being the same property conveyed to Linda E. Overstreet, from Intercept Security Protective Agency, Inc, d/b/a ISA, Inc., both Tennessee corporations, by Warranty Deed dated August 21, 2009 of record in Instrument No. 20090824-0079556, said Register's Office.

Tract No. IV:

Land in Davidson County, Tennessee, Beginning at an iron pin in the Northwest corner of the property conveyed to Earl Andrew Cotten, and wife, by deed from J.W. Coleman and wife, of record in Book 1261, page 581 [sic], Register's Office for said County; thence with said Cotten's Northern boundary line, South 57° 53' East 100 feet to a point in the Western boundary line of the property conveyed to Dr. John J. Lentz, by deed from J.W. Coleman and wife, of record in Book 1044, page 393, said Register's Office; thence with said Lentz Western boundary line, North 36° 26' East 159 feet to said Lentz Northwest corner; thence North 57° 53' West 100 feet; thence South 36° 26' West 159 feet to the beginning.

Being the same property conveyed to Earl A. Cotten and wife, Anna H. Cotten, by deed from Kenneth P. Coleman, Willie Lou Byrd, Woodrow W. Coleman, Grady V. Coleman, Mary A. Ragsdale, Clyde L. Coleman, John W. Coleman and Robert J. Coleman, of record in Book 3876, page 533, Register's Office for Davidson County, Tennessee. See also Order to Quiet Title, Chancery Court for Davidson County, Tennessee Docket No. 16-918-IV, vesting subject property in Bobby G. Overstreet, Maria L. Overstreet, Lisa K. Overstreet, and Kristi K. Huffine, of record in Instrument No. 20170214-0015179, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3400 Clarksville Highway, Nashville, TN 37208.

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

Witness my/our hand(s) this 10th day of April, 2017.

Maria L. Overstreet

Maria L. Overstreet

Lisa K. Overstreet

Lisa K. Overstreet

Kristi K. Huffine

Kristi K. Huffine

Bobby G. Overstreet

Bobby G. Overstreet

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, a Notary Public of said County and State, Maria L. Overstreet and Lisa K. Overstreet, Kristi K. Huffine, and Bobby G. Overstreet, the within named Grantor(s), 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, at office, this 10th day of April, 2017.

Debra Paulsson

Notary Public

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER