WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170041814 DEEDWARR
Recvd: 05/17/17 09:12 2 pgs
Fees: 13.00 Taxes: 455.10
20170517-0048714

J-SP-17-513-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant, manager

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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)
Loewen Pride Properties , LLC	**New Owner**	
(NAME) ~~513 Nichol Road~~ 300 Seven Springs Way, Apt. 302	(NAME)	091-10-0-221.00
(ADDRESS) ~~Nashville, TN 37209~~ Brentwood, TN 37027	(ADDRESS)	
(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, **ALBERTO A. LUNA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOEWEN PRIDE PROPERTIES , LLC, A NEVADA 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 part of Block "I" on the Map of Holman Heights of record in Plat Book 332, Page 7, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center line of Nichol Street, also known as Nichol Road, said point being 275 feet southerly from the intersection of said Road and Robertson Avenue; thence with the center line of Nichol Road, South 22 degrees West 56.4 feet to a point; thence North 70 degrees 30 minutes West 127.6 feet to a point; thence North 60 feet to a point; thence South 69 degrees East 136.5 feet to the point of beginning.

Being the same property conveyed to Alberto A. Luna, Unmarried by Warranty deed from James Phillip Frisina and wife, Suzanne Frisina of record in Book 9471, page 897, Register's Office for Davidson County, Tennessee, dated September 16, 1994 and recorded on September 22, 1994.

Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 7, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4015, Page 65, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **513 Nichol Road , Nashville, Tennessee 37209**.

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 hereln 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.

Witness my/our hand(s) this the 10th DAY OF MAY, 2017.

Alberto A. Luna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERTO A. LUNA, 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 10th of May, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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