WARRANTY DEED

J-SPB-17-177-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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)	(NAME)	**148-14-135.00**
300 Seven Springs Way, #302	**300 Seven Springs Way, #302**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(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, **TRACY DILMORE AND MARCUS DILMORE,** 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 Lot 255 on the Plan of Colewood Acres, Section 4, of record in Plat Book 4175, Page 144, Register's Office for Davidson County, Tennessee.

Said Lot fronts 78 feet on the southerly margin of Brenda Court and runs back 121.1 feet on the westerly line and 118 feet on the easterly line to a dead line in the rear, on which it measures 91.8 feet.

Being the same property conveyed to Harold Travis Dilmore by Quitclaim Deed from Margaret Lois Dilmore, recorded August 27, 2002 in Instrument No. 20020827-0103308 and further being the same property conveyed to Harold T. Dilmore and wife, Margaret C. Dilmore by Warranty Deed from Arthur S. Leebrick and wife, Eleanor J. Leebrick, recorded December 1, 1977 in Book 5228, Page 812, Register's Office for Davidson County, Tennessee. The said Harold Travis Dilmore having since died on December 30, 2016, leaving Tracy Dilmore and Marcus Dilmore as his heirs at law as noted in Affidavit of Heirships of record in Instrument No. 20170714-0070961 & 20170714-0070962, Register's office for said county.

Said property is not the primary residence of the Grantors.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 144, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4451, Page 994, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Subject to 2017 Property Taxes and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **177 Brenda Court, Antioch, Tennessee 37013**.

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:T20170060286 DEEDWARR
Recvd: 07/14/17 11:15 2 pgs
Fees:13.00 Taxes:455.10

20170714-0070963

Witness my/our hand(s) this the 11th DAY OF JULY, 2017.

Tracy Dilmore (Individually)

Tracy Dilmore (as Administrator)

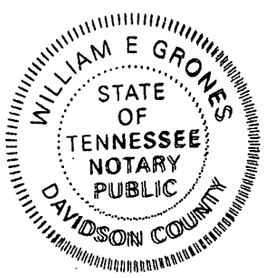
Marcus Dilmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY DILMORE, 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 11th of July, 2017.

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

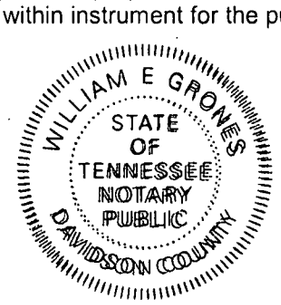


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS DILMORE, 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 11th of July, 2017.

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



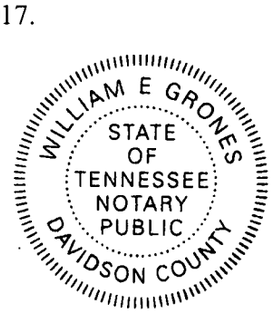
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of July 2017, before me personally appeared **Tracy Dilmore**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Administrator** for **Estate of Harold Travis Dilmore**, the within named bargainor, an Estate, and that she as such **Administrator** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of July, 2017.

Notary Public

My Commission Expires: 8/20/2019



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