BILL GARRETT, Davidson County
Trans:T20170065882 DEEDWARR
Recvd: 08/01/17 11:42 2 pgs
Fees:13.00 Taxes:740.00
20170801-0077957

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1 day of AUG, 2017, by and between, Melba L. Jackson, unmarried, party of the first part, and Ludie Lou Holdings, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Map of Meigs Manor, of record in Plan Book 3500, Page 3, Register's Office for said County.

SAID Lot No. 3 fronts 70.00 feet on the east side North Eighth Street and extend back between parallel lines 90.0 feet on the north line and 150 feet on the south line to a dead line in the rear on which it measures 92.20 feet.

Being all or part of the same property conveyed to Melba L. Jackson by virtue of that certain Quit Claim Deed dated November 18, 2015, and being of record at Instrument No. 20151119-0117609 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 3500, Page 3 in said Register's Office, Tennessee; and I do further covenant and bind myself, my 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.

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

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

Melba L. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Melba L. Jackson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of AUG, 2017.

Notary Public

My Commission Expires: 11 SEP 2017

EFRAIN MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Ludie Lou Holdings, LLC P.O. Box 282036, Nashville, TN 37208
Tax Parcel No	08212002300
Property Address:	106 N. 8th St. Nashville, TN 37206
MAIL TAX BILLS TO:	**Ludie Lou Holdings, LLC** P.O. Box 282036, Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $200,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of AUG, 2017.

Notary Public

My Commission Expires: 11 SEP 2017

EFRAIN MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY