Bill Garrett Davidson County
Batch# 24733 DEEDWARR
11/13/2017 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20171113-0115888

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 9th day of November, 2017, by and between Ludie Lou Holdings, LLC, a Tennessee Limited Liability Company, party of the first part, and Eric Anthony Larkin II and Ashley Larkin, husband and wife, 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 Unit A together with the common areas as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for HOMES AT 1412 LILLIAN STREET, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140625-0055479, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the property conveyed to Ludie Lou Holdings, LLC by Quit Claim deed of record at Instrument No. _201711130115887_ in the Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Love Stay Nashville, Inc. by virtue of Quit Claim Deed dated December 5, 2016, and being of record at Instrument No. 20161205-0127418in 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20140625-0055479 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Ludie Lou Holdings, LLC

By: Tarrick Love, Member

Ludie Lou Holdings, LLC

Tanisha Hart-Love, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Tarrick Love and Tanisha Hart-Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Ludie Lou Holdings, LLC the within named bargainer, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by themselves as Members.

WITNESS my hand and official seal at office this 9th day of November, 2017.

Notary Public

My Commission Expires: 7.3.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Eric Anthony Larkin II and Ashley Larkin 1412A Lillian St, Nashville, TN 37206
Tax Parcel No	083130S00100CO
Property Address:	1412A Lillian St. Nashville, TN 37206
MAIL TAX BILLS TO:	owners at property address

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 $424,900.00 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 9th day of November, 2017.

Notary Public

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21

Notary's Seal (If on paper)