Bill Garrett Davidson County
Batch# 54928 DEEDWARR
02/05/2018 11:30:14 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20180205-0011407

WARRANTY DEED

2017-992

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of January, 2018.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason Ridgel 908 Matthews Avenue Nashville, TN 37216	New Home Owner	081.12-0-351.00

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, I/we, **Ludie Lou Holdings, LLC, a Tennessee limited liability and RxR LLC, a Tennessee limited liability and RxR, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jason Ridgel**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1606 7th Avenue North, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit B of Lot 46, on the Plan of D.T McGavock's Homestead Addition of record in Plat Book 57, page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 46 from 25 feet on the easterly side of 7th Avenue, North, formerly Vine Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Ludie Lou Holdings, LLC, a Tennessee limited liability company, and RxR LLC,a Tennessee limited liability company from Timothy K. Caste and wife, Lori W. Caste, by Warranty Deed dated June 8, 2015 and recorded June 10, 2015 in Instrument No. 201506100054529, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1606-B 7th Avenue North, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 24th day of January, 2018

Ludie Lou Holdings, LLC, a Tennessee limited liability, By: Tarrick Love, Managing Member

Ludie Lou Holdings, LLC, a Tennessee limited liability, By: Tanisha Hart-Love, Managing Member

RxR, LLC, By: Keith Ridley, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, 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 such person to be Managing Members (or other officer authorized to execute the instrument) of Ludie Lou Holdings, LLC, the within named bargainor, and that such Managing Members or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Ludie Lou Holdings, LLC, as Managing Members.

Witness my hand and seal this 24th day of January, 2018.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Keith Ridley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) RxR, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the RxR, LLC, as Managing Member.

Witness my hand and seal this 24th day of January, 2018.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

April G. Nichols State of Tennessee Notary Public Williamson County