Bill Garrett Davidson County
Batch# 61545 DEEDWARR
02/22/2018 10:59:00 AM 2 pgs
Fees: $13.00 Taxes: $3,378.10
20180222-0016901

(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

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 12th day of February, 2018, by and between Ludie Lou Holdings LLC, a Tennessee Limited Liability Company and RXR, LLC, a Georgia Limited Liability Company, party of the first part, and Ronald C. Small and wife, Karesse L. Small, 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 "B" Homes at 1619 7th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 1619 7th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No 20160516-0048262, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 1619 7th Avenue North, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160516-0048262, and Bylaws appended thereto as Exhibit "C".

Being the same property conveyed to Ludie Lou Holdins, LLC, a Tennessee limited liability company and RXR, LLC, a Tennessee limited liability by Warranty deed from Timothy K. Caste and wife, Lori W. Caste of record in Instrument No. 20160610-0054529 Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on June 10, 2015.

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 of record at Instrument No. 20160516-0048262 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

RXR LLC
By: Walter Keith Ridley, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Tarrick Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Ludie Lou Holdings, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Ludie Lou Holdings, LLC by himself as Member.

WITNESS my hand and official seal at office this 12th day of February, 2018

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Walter Keith Ridley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of RXR LLC, the within named bargainor, a Georgia Limited Liability Company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of RXR LLC by himself as Sole Member.

WITNESS my hand and official seal at office this 12th day of February, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Ronald C. Small and wife, Karesse L. Small
1619 B 7th Avenue N
Nashville, TN 37208

Tax Parcel No 08112035100

Property Address: 1619 B 7th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: New Owner

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 $913,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Elizabeth L. Willis
AFFIANT

SUBSCRIBED AND SWORN TO before me this day of February, 2018.

Notary Public

My Commission Expires:

ALICIA R HAMILTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021