Karen Y Johnson Davidson County
Batch# 173961 DEEDWARR
12/13/2018 03:03:54 PM 2 pgs
Fees: $13.00 Taxes: $1,233.95
20181213-0121474

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1392

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned LVFFB, LLC, an Arkansas limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William Graham and Olivia Graham, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 639 on the plan of Caldwell Hall, of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to LVFFB, LLC, an Arkansas limited liability company (incorrectly conveyed as a Tennessee limited liability company) by deed from Andrew M. Kramer, unmarried, dated May 8, 2014, of record in Instrument No. 20140513-0040825, Register's Office for Davidson County, Tennessee. LVFFB

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4709 Langston Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JW 18-4109

WITNESS THE EXECUTION HEREOF this 20th day of November, 2018.

LVFFB, LLC, an Arkansas limited liability company

Fred J. Huggins

By: Fred J. Huggins, Manager

State of Arkansas
County of Craighead

On this 20th day of November, 2018, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Fred. J. Huggins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Manager of the maker, LVFFB, LLC, and that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of LVFFB, LLC, as Manager.

Tracy C Hatcher

Notary Public

My Commission Expires: 08/10/2027

State of Arkansas
County of Craighead

STATE OF ARKANSAS NOTARY PUBLIC
TRACY C. HATCHER
MY COMMISSION # 12361767
EXPIRES: August 10, 2027
Craighead County

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 333,500.00.

J Huggins

Affiant

Sworn and subscribed before me on this the 20th day of November, 2018.

Tracy C Hatcher

Notary Public

My Commission Expires: 08/10/2027

STATE OF ARKANSAS NOTARY PUBLIC
TRACY C. HATCHER
MY COMMISSION # 12361767
EXPIRES: August 10, 2027
Craighead County

NEW OWNER:
William Graham
4709 Langston Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
133-13-0-024.00