Karen Johnson Davidson County Batch# 209609 DEEDWARR 03/25/2019 11:28:41 AM 2 pgs Fees: $13.00 Taxes: $810.30 20190325-0026705	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 219,000.00 Affiant Subscribed and sworn to before me, this 20th day of March, 2019. Notary Public Pamela B. Matheney My commission expires My Commission Expires September 22, 2020 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christian A. Morreira Ruiz **Jacqueline Azucena Chevez Cast**	**Pinnacle Bank**	**04310008200**
237 Becklea Drive	**P.O. Box 702726**	
Madison, TN 37115	**Dallas, TX 75370**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

L and L Holdings, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christian A. Morreira Ruiz and Jacqueline Azucena Chevez Castro, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Madison Park, Section 8 of record in Plat Book 4300, page 117, 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 lot fronts 66 feet on the southerly side of Becklea Drive and extends back 150.4 feet on the easterly line and 152.2 feet on the westerly line to a dead line in the rear, on which it measures 61.79 feet thereon.

Being the same property conveyed to L and L Holdings, LLC a Tennessee Limited Liability Company from Music City Holdings, LLC by Warranty Deed dated, July 16, 2018, of record in Instrument 20180719-0070377, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC from Harold E. Rainey and wife, Geneva G. Rainey by Warranty Deed dated, July 16, 2018, of record in Instrument 20180719-0070376, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to arold E. Rainey and wife, Geneva G. Rainey from Linda T. Nancy, formerly Linda T. Carr by Warranty Deed dated, May 9, 1977 of record in Book 5145, Page 819, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 237 Becklea Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 20th day of March, 2019.

L and L Holdings, LLC

BY: Thomas Lee Sands
Thomas Lee Sands, Member

BY: Marian Melinda Sands
Marian Melinda Sands, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Thomas Lee Sands.**, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Member** of **L and L Holdings, LLC** the within named bargainor, a limited liability company, and that he/she as **Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Member** of **L and L Holdings, LLC.**

Witness my hand, at office, this 20th day of March, 2019.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Marian Melinda Sands.**, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Member** of **L and L Holdings, LLC** the within named bargainor, a limited liability company, and that he/she as **Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Member** of **L and L Holdings, LLC.**

Witness my hand, at office, this 20th day of March, 2019.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY