WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050979 DEEDWARR
Recvd: 06/16/16 09:16 2 pgs
Fees:13.00 Taxes:1609.50
20160616-0060909

WHITNEY LEHMAN
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 $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 3/29/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Investments, LLC	Music City Investments, LLC	10501021500
(NAME)	(NAME)	
177 Crescent Drive	177 Crescent Drive	
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017	Collierville, TN 38017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Raymond K. Overton Sr. and Debra K. Overton, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Music City Investments, LLC,** 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:

Being Part of Lot No. 57 on the plan of Boyd-Ament Tract, as of record in Book 21, Page 83, Register's Office of Davidson County, Tennessee, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, Dated September 30, 1969, as follows:

Beginning at an iron pin in the Northerly Margin of Edgehill Avenue, at the southeast corner of the Norma Ann Matthews property; thence with the line between Matthews property, and this property, North 7 deg. 40' East 168 feet to an iron pin in the southerly margin of an alley; thence with said alley, south 82 deg. 32' East 47.7 feet to an iron pin in the westerly line of Dr. W. E. Van Buren property; thence south 6 deg. 54' West 168 feet to an iron pin in the northerly margin of Edgehill Avenue; thence with the margin of the same, north 82 deg. 32' West 50 feet to the point of beginning.

Being the same Property conveyed to Raymond K. Overton Sr. and wife, Debra K. Overton, by Quitclaim Deed from Raymond K. Overton Sr. recorded on June 12, 2014, of record in Instrument No. 20140612-0051246, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1410 Edgehill Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 15th day of June, 2016.

Raymond K Overton Sr
Raymond K. Overton Sr.

Debra K. Overton
Debra K. Overton

State of Tennessee
County of Williamson

Personally appeared before me Raymond K. Overton Sr. and Debra K. Overton, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2016.

Notary Public
My Commission Expires: 2/29/2020

File No.: 11288

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY