29177-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160099609 DEEDWARR
Recvd: 11/10/16 10:47 3 pgs
Fees: 18.00 Taxes: 832.50
20161110-0119027

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2016

Anna Agee
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Development, LLC	Music City Development, LLC	070050040.00
(NAME)	(NAME)	070050041.00
2008 Woodlake Court	2008 Woodlake Court	070050042.00
(ADDRESS)	(ADDRESS)	070050043.00
Nashville, TN 37214	Nashville, TN 37214	
(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, **Walter Timoschuk III, Basil Timoschuk, and Walter Timoschuk, III and Basil Timoschuk as Co-Trustees of the Walter Timoschuk, Jr Testamentary Trust F/B/O** Jeffory Alan Timoschuk , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Music City Development, 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:

*a Tennessee limited liability company

Tract No. I

Land in Davidson County, Tennessee, being Lot Nos. 6, 7 and 8 on the Map of Alpine Terrace, as of record in Book 421, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract No. II

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Alpine Terrace, as of record in Book 421, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Walter Timoschuk, Jr. and wife, Margaret Timoschuk by Deeds from John W. Argo and wife, Edith Carney Argo, of record in Book 1808, Page 287, dated February 20, 1950, and from John Wesley Argo, Jr. and wife, Ann McCarty Argo, of record in Book 1808, Page 247, dated February 20, 1950, and further conveyed to Walter Timoschuk, Jr. by Deed from Margaret Timoschuk, of record in Book 2393, Page 503, dated March 24, 1955, Register's Office for Davidson County, Tennessee. The said Walter Timoschuk, Jr. died on March 3, 1988 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 11P-916. Pursuant to said Will, the property was devised to Ava Nell Timoschuk, Walter Timoschuk III, Basil Timoschuk, and Walter Timoschuk, III and Basil Timoschuk as Co-Trustees of the Walter Timoschuk, Jr Testamentary Trust FBO Jeffory Alan Timoschuk. The said Ava Nell Timoschuk died August 22, 2014 leaving a Last Will and Testament which is being administered in the Probate Court for Rutherford County, Tennessee. Pursuant to said Will, the interest in the property formerly owned by Ava Nell Timoschuk was devised to Basil E. Timoschuk.

This is improved ☐ property, known as

0 Stivers, Nashville, TN
2611 Alpine Park Ave., TN
0 Alpine Park Blvd., TN
0 Alpine Park, TN

(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 7th day of November, 2016.

Walter Timoschuk III

Basil Timoschuk

WALTER TIMOSCHUK, III AND BASIL TIMOSCHUK AS CO-TRUSTEES OF THE WALTER TIMOSCHUK, JR TESTAMENTARY TRUST F/B/OF AALIYAH R. TIMOSCHUK AND JEFFORY ALAN TIMOSCHUK

Walter Timoschuk III
Co-Trustee of the Walter Timoschuk, Jr Testamentary
Trust F/B/Of Aaliyah R. Timoschuk and Jeffory Alan Timoschuk

Basil Timoschuk
Co-Trustee of the Walter Timoschuk, Jr Testamentary
Trust F/B/Of Aaliyah R. Timoschuk and Jeffory Alan Timoschuk

State of Tennessee
County of Rutherford

Personally appeared before me, Walter Timoschuk, III and Basil Timoschuk , 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 7th day of November, 2016 .

Notary Public

My Commission Expires: 3-13-19

State of Tennessee
County of Rutherford

State of Tennessee
County of Rutherford

Personally appeared before me, Walter Timoschuk, III and Basil Timoschuk, as Co-Trustees of the Walter Timoschuk, Jr. Testamentary Trust FBO Jeffory Alan Timoschuk, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged themselves to be Co-Trustees of the Walter Timoschuk, Jr. Testamentary Trust, the within named bargarinor, the Trust, and they, as such Co-Trustees, being authorized so to do, executed the foregoing instrument, for the purpose therein contained, by signing the name of Walter Timoschuk, III and Basil Timoschuk, as Co-Trustees of the Walter Timoschuk, Jr. Testamentary Trust FBO Jeffory Alan Timoschuk, by themselves as Co-Trustees.

KRIS ANN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

Notary Public

My Commission Expires: 3-13-19

State of Tennessee
County of Rutherford

Personally appeared before me, Walter Timoschuk, III and Basil Timoschuk, as Co-Trustees of the Walter Timoschuk, Jr. Testamentary Trust FBO Aaliyah R Timoschuk, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged themselves to be Co-Trustees of the Walter Timoschuk, Jr. Testamentary Trust, the within named bargarinor, the Trust, and they, as such Co-Trustees, being authorized so to do, executed the foregoing instrument, for the purpose therein contained, by signing the name of Walter Timoschuk, III and Basil Timoschuk, as Co-Trustees of the Walter Timoschuk, Jr. Testamentary Trust FBO Aaliyah R Timoschuk, by themselves as Co-Trustees.

KRIS ANN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

Notary Public

My Commission Expires: 3-13-19