BILL GARRETT, Davidson County
Trans:T20170049311 DEEDWARR
Recvd: 06/09/17 09:33 2 pgs
Fees:13.00 Taxes:1024.90
20170609-0057910

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017060002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $277,000.00

Sworn to and subscribed before me this 7th day of June, 2017.

B Mason
Affiant

Notary Public

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Allen Good		094-02-0-185.00
1099 Vaughn Crest Drive	New Owner	
Franklin, TN 37069		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Music City Holdings, LLC a Texas Limited Liability Company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allen Good** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of United Electric Railway Company Plan of Lots of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Camilla J. Meek, a married person by Warranty deed from Franne Lee, unmarried of record in Instrument No. 20040413-0041204 Register's Office for Davidson County, Tennessee, dated April 05, 2004 and recorded on April 13, 2004.

Being the same property conveyed to Music City Holdings, LLC a Texas Limited Liability Company by Warranty Deed from Camilla J. Meek, single of record in Instrument No. 20170609-0057909 Register's Office for Davidson County.

This is improved property known as **1912 Eastside Avenue, Nashville, TN 37206.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 7th day of June, 2017.

Music City Holdings, LLC ~~a Tennessee~~ TEXAS Limited Liability Company

BY: _____

ITS: GENERAL MANAGER

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared MATT FARMER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the GENERAL MANAGER of Music City Holdings, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 7th day of June, 2017.

_____
Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019