WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170051634 DEEDWARR
Recvd: 06/16/17 11:41 2 pgs
Fees: 13.00 Taxes: 2294.56

20170616-0060672

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,150.00

Jennifer Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(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
William D. Hadley Jr. & Kathy Hadley	Planters Bank	105013A002.00
(NAME)	(NAME)	
1410-B Edgehill Ave	325 Commerce St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Clarksville, TN 37040	
(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, **Music City Investments, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William D. Hadley Jr. and wife, Kathy Hadley,** 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 Unit B on the plan of Edgehill Cottages, of record in Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Edgehill Cottages Homeowners Association of record in Instrument No. 20160815-0084901, Register's Office for Davidson County, Tennessee to which plan reference hereby made for a more complete description thereof.

Being part of the same property conveyed to Music City Investments, LLC by Warranty Deed from Raymond K. Overton Sr. and Debra K. Overton, husband and wife recorded on June 16, 2016, of record in Instrument No. 20160616-0060909, 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-B Edgehill Ave, 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, 2017.

MUSIC CITY INVESTMENTS, LLC

auth. agt

J. Trent Lehman
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Trent Lehman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Music City Investments, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent

WITNESS my hand and seal this 15th day of June, 2017.

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/2020

File No.: 12089