Return to:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

BILL GARRETT, Davidson County
Trans:T20170056059 DEEDWARR
Recvd: 06/30/17 09:57 2 pgs
Fees:13.00 Taxes:262.70
20170630-0065928

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of June, 2017, by and between Irene M. Martin, an unmarried woman, party of the first part, and Music City Holdings LLC, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING the south 255 feet of the East 71 feet of Lot "I" on the corrected Subdivision of the W. P. Ready Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

SAID part of Lot "I" fronts 71 feet on the north side of Sarver formerly Madison Avenue, and runs back between parallel lines, 255 feet to a dead line.

Being a portion of the property conveyed to Irene M. Martin by Quit Claim Deed of record at Instrument No. 20170629-0065573 and Divorce Decree of record at Instrument No. 20170622-0062883 in the Register's Office for Davidson County, Tennessee. Being previously conveyed to Robert J. Martin and Irene M. Martin by virtue of that certain Warranty Deed dated November 30, 1987, and being of record at Book 7419, Page 511 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 332, Page 110 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Irene M. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Irene M. Martin , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of June, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Music City Holdings LLC
	4600 Fuller Drive, Ste 200, Irving, TX 75038
Tax Parcel No	04301010400
Property Address:	411 Sarver Ave Madison, TN 37115
MAIL TAX BILLS TO:	owner at owner's address

STATE OF TN
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $71,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO before me this 29th day of June, 2017.

E. Mannix
Notary Public

My Commission Expires: 1-8-2019