This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017060015A.PDF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $81,000.00

BILL GARRETT, Davidson County
Trans:T20170056076 DEEDWARR
Recvd: 06/30/17 10:20 2 pgs
Fees:13.00 Taxes:299.70
20170630-0065965

Sworn to and subscribed before me this 29th day of June, 2017.

-Affiant

Notary Public
Commission Exp 1-8-2019

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Willis Residential Holdings LL		043-010-104.00
2445 Durham Manor Drive	New Owner	
Franklin, TN 37064		

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 TX limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Willis Residential Holdings LLC, a TN limited liability company** 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 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 the same property conveyed from Irene M. Martin, unmarried, to Music City Holdings, LLC, a TX limited liability company of record in Instrument No. 20170630-0065928, Register's Office for Davidson County, Tennessee.

This is improved property known as **411 Sarver Avenue, Madison, TN 37115.**

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 29th day of June, 2017.

Music City Holdings, LLC ~~a TX limited~~ liability company

Matthew Farmer, General Manager

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Mathew 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, at office, this the 29th of June, 2017.

Notary Public

6/26/2021

NAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
SON COUNTY