This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017060028

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $141,500.00

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

BILL GARRETT, Davidson County
Trans:T20170058565 DEEDWARR
Recvd: 07/10/17 10:58 2 pgs
Fees:13.00 Taxes:523.55
20170710-0068939

Beth Marcum
Affiant

Notary Public

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

Address of New Owner:
Music City Holdings LLC
4600 Fuller Dr., Ste 200
Irving, TX 75038

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
061-10-0-072.00

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, **Robert F. Conley, III, a married person** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Holdings, LLC, a Texas 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 Lot No. 9 on the Plan of Maplewood Heights Resubdivision of record in Plat Book 4885, Page 27, 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 Robert F. Conley, III, an unmarried person by Warranty deed from Clara F. Taft of record in Instrument No. 20060208-0015784 Register's Office for Davidson County, Tennessee, dated February 07, 2006 and recorded on February 08, 2006.

The subject property is not now nor ever has been the principal residence of the grantor.

This is improved property known as **3845 Edwards Ave., Nashville, TN 37216.**

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 _X___Grantor ____ 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 5th day of July, 2017.

Robert F. Conley, III

State of Ohio
County of Holmes

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Robert F. Conley, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of July, 2017.

Notary Public

NOTARIAL SEAL
STATE OF OHIO

PATRICIA L. SAXON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
December 09, 2019