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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $147,000.00

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

Affiant

Notary Public

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

BILL GARRETT, Davidson County
Trans: T20170058565 DEEDWARR
Recvd: 07/10/17 10:58 2 pgs
Fees: 13.00 Taxes: 543.90
20170710-0068940

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Hollace McKinley		061-10-0-072.00
3845 Edwards Ave.	New Owner	
Nashville, TN 37216		

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 **Hollace McKinley and wife, Myrna McKinley** 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.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Robert F. Conley, III, a married man of record in Instrument No. 20170710-0068939 Register's Office for Davidson County, Tennessee.

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 ____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 July, 2017.

Music City Holdings, LLC a TX limited liability company

BY:_____
Mathew Farmer, General Manager

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Matthew 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 7th of July, 2017.

Hannah Craig
Notary Public

HANNAH CRAIG
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY