WHEN RECORDED RETURN TO
AP Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176658

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170068491 DEEDWARR
Recvd: 08/08/17 12:49 2 pgs
Fees: 13.00 Taxes: 1443.00
20170808-0081166

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$390,000.00**.

Jake H Linkous
Affiant

Subscribed and sworn to before me, this the 4 day of August, 2017.

Deborah Bissell
Notary Public

My commission expires: 4-28-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jake H. Linkous **Blair Linkous**	**Churchill Mortgage Corporation**	**Map 091-09-0-Q Parcel 001.00co**
603 A Ries Avenue	**761 Old Hickory Blvd, Suite 400**	
Nashville, TN 37209	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Music City Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jake H. Linkous and Blair Linkous, husband and wife

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 A on the Plan of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160628-0065724, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20160628-0065724, said Register's Office, for a more complete identification and description of said unit.

Being part of the same property conveyed to Michael F. Wissel, as to an undivided one (1.0%) percent, and Dallas W. Monday, Jr., as to an undivided ninety-nine (99.0%) percent, as tenants in common, by Deed dated December 18, 2015 from Megan Ross, an unmarried woman, of record in Instrument No. 20151221-0127954, Register's Office for Davidson County, Tennessee and further by Quitclaim Deed dated July 6, 2016 to Music City Development, LLC, a Tennessee limited liability company, from Michael F. Wissel, as to an undivided one (1.0%) percent, and Dallas W. Monday, Jr., as to an undivided ninety-nine (99.0%) percent, as tenants in common, of record in Instrument No. 20160706-0069189, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) All Matters shown on the Plan of record as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160628-0065724, Register's Office for Davidson County. (2) Declaration of Covenants, Conditions and Restrictions of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160628-0065724, said Register's Office. (3) All Matters shown on the Plan of record in Plat Book 332, Page 2, said Register's Office. (4) Easements retained in the alley closing, of record in Ordinance No. 64-325, Metro County Clerk's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **603 A Ries Avenue, Nashville, Tennessee 37209**

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 its hand by its duly authorized officer this 4 day of **August, 2017.**

Music City Development, LLC, a Tennessee limited liability company

BY: _____

Michael F. Wissel, member

BY: _____

Dallas W. Monday Jr., member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael F. Wissel and Dallas W. Monday, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the members of **Music City Development, LLC, a Tennessee limited liability company,** the within named bargainor, and that they, as members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Michael F. Wissel and Dallas W. Monday, Jr.,** as members.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of **August, 2017.**

_____
Notary Public

My Commission Expires: 7-7-21

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY