Bill Garrett Davidson County
Batch# 139 DEEDWARR
09/11/2017 12:35:39 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20170911-0092874

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY HOLDINGS LLC	**SAME**	**147-15-0-080.00**
(NAME) **4600 FULLER DRIVE, STE. 200**	(NAME)	
(ADDRESS) **IRVING, TX 75038**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CECIL R. JONES AND WIFE, LOUISE P. JONES A/K/A LOUISE E. JONES,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 517, on the Plan of Whispering Hills Section II-C, of record in Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 517 fronts 61.5 feet on the south side of Lewisdale Court, said front of the lot being a curve with a radius of 50 feet, and runs back between lines 200.6 feet on the easterly line and 181.8 feet on the westerly line to a dead line on which it measures 134 feet.

Being the same property conveyed to Cecil R. Jones and wife, Louise P. Jones from Banner Construction Company, a Tennessee Corporation, by deed dated March 17, 1959, of record in Book 2881, Page 285, said Register's Office.

See Durable Power of Attorney for Louise E. Jones of record in Instrument No. 20170825-0087645, said Register's Office.

This conveyance is subject to matters as set forth in the Plan of record in Book 2663, Pages 66 and 67; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****Louise E. Jones and Louise P. Jones are one and the same person****

Unimproved ( )
This is improved(X) property, known as **5005 LEWISDALE COURT, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 our hands this 30 day of August, 2017.

CECIL R. JONES

LOUISE E. JONES
By: Cecil R. Jones, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CECIL R. JONES,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of August, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of August, 2017, before me personally appeared **Cecil R. Jones, Attorney in Fact for Louise E. Jones**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Louise E. Jones**, and who acknowledged that he executed the same as the free act and deed of **Louise E. Jones**.

Witness my hand and official seal at office this 30 day of August, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public