Bill Garrett Davidson County
Batch# 9737 DEEDWARR
10/09/2017 02:53:41 PM 2 pgs
Fees: $13.00 Taxes: $538.35
20171009-0103400

Warranty Deed

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $145,500.00. Affiant Subscribed and sworn to before me, this the 6th day of October, 2017. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Music City Holdings, LLC	New Owner	
4600 Fuller Drive, Ste. 200		071-11-0-152.00
Irving, TX 75038		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAKE D. CAULEY AND WIFE, PATTI CAULEY**, HEREINAFTER CALLED THE GRANTOR(S), 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(S), HIS/HER/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 Lot No. 12 on the Plan of S.A. Buchanan Re-Subdivision of Lots No's 4-5-6-12-13-18-19-24-25-30 and 31 of the Trinity Heights Addition of record in Plat Book 547, Page 166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 50 feet on the Northerly side of Pullen Street, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Jake D. Cauley and wife, Patti Cauley by Warranty deed from Leland D. Watts, married of record in Instrument No. 20060131-0012117 Register's Office for Davidson County, Tennessee, dated January 30, 2006 and recorded on January 31, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 331 Pullen Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of October, 2017.

Jake D. Cauley

Jake D. Cauley

Patti Cauley by Jake D. Cauley, Attorney in Fact

Patti Cauley by Jake D. Cauley,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jake D. Cauley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

DREW T. BRANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

Witness my hand and seal this 6th day of October, 2017.

Notary Public

My Commission Expires: 5/3/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2017, before me personally appeared Jake D. Cauley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patti Cauley as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Patti Cauley.

DREW T. BRANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

Witness my hand and seal this 6th day of October, 2017.

Notary Public

My Commission Expires: 5/3/21