Bill Garrett Davidson County
Batch# 23150 DEEDWARR
11/07/2017 10:27:57 AM 3 pgs
Fees: $18.00 Taxes: $545.75
20171107-0114441

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170319

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$147,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of October, 2017.

Notary Public
My Commission Expires: 5/6/19

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 26th day of October, 2017, among:

## MUSIC CITY HOLDINGS, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

## CAPT. DAN REAL ESTATE LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being the Southerly 50 feet of Lot No. 32 on the Plan of Maplewood Manor Subdivision, of record in Plat Book 547, Page 102, 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 part of Lot No. 32 fronts 50 feet on the Westerly side of (formerly Anderson Street) now Matthews Avenue, and runs back 184 feet, more or less, on the Northerly line and 178 feet on the Southerly line to a dead line in the rear on which it measures 50.6 feet.**

**Being the same property conveyed to Robert R. Searcy and wife, Geneva Searcy by Warranty deed from Robert L. Hornberger and wife, Ellen C. Hornberger of record in Book 4540, page 43, Register's Office for Davidson County, Tennessee, dated September 25, 1971 and recorded on September 27, 1971. (Value or consideration shown in aforementioned deed $5,000.00.) Being also known as 801 Matthews Avenue Nashville, Tennessee 37216.**

**Being the same property conveyed to Music City Holdings LLC, by deed from Robert R. Searcy and wife, Geneva Searcy of record in Instrument No. _____ Register's Office for Davidson County, Tennessee, dated _____ and recorded on _____. (Value of consideration shown in aforementioned deed $_____.) Being also known as 801 Matthews Avenue Nashville, Tennessee 37216.**

# # 20171107-0114440

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Music City Holdings, LLC**

**BY:** _____

**Mat Farmer**

State of Tennessee
County of Williamson

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mat Farmer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the President of Music City Holdings LLC

Witness my hand and official seal this 24 day of October, 2017.

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-26-21

**Owner Name & Property Address:**

Name: Capt. Dan Real Estate LLC
Address: 801 Matthews Avenue
City, State, Zip: Nashville, TN 37216

**Responsible Party For Taxes:**

Name: New Owner
Address: 913 N 12th St Apt 1
City, State, Zip: Nashville TN 37206

**Tax ID: 061-10-0-149.00**