Bill Garrett Davidson County
Batch# 24891 DEEDWARR
11/13/2017 10:28:20 AM 3 pgs
Fees: $18.00 Taxes: $680.80
20171113-0116093

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

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170348

**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 **$184,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Bethany S.
Affiant

Sworn to and subscribed before me this 30th day of October, 2017.

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

Notary Public
My Commission Expires: 5/6/19

# WARRANTY DEED

**THIS INDENTURE**, made this 30th day of October, 2017, among:

**MUSIC CITY HOLDINGS, LLC**

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

**AND**

**ALTERRA CONSTRUCTION SERVICES GROUP INC.**

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 Lot No. 6 on the Plan of Murray Heights of record in Plat Book 2663, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Said Lot No. 6 fronts 150 feet on the North side of Haywood Land and runs back 225.95 feet on the West line and 200.84 feet on the East line, to a dead line, which is a broken line, on which it measures 150 feet.**

**Included in the above description but expressly excluded from this conveyance is a Deed to Metropolitan Government for the widening of Haywood Lane of record in Book 9079, Page 458, said Register's Office.**

**Being the same property conveyed to Timothy P. Hargrove and Suzanne Hargrove, husband and wife by Warranty deed from Orman Wayne Clark and Frances T. Clark, husband and wife of record in Instrument No. 20020327-0036985 Register's Office for Davidson County, Tennessee, dated March 18, 2002 and recorded on March 27, 2002. (Value of consideration shown in aforementioned deed $154,950.00.) The said Suzanne Hargrove is now deceased. Being also known as 220 Haywood Lane Nashville, Tennessee 37211.**

**Being the same property conveyed to The 220 Haywood Lane Trust by warranty deed from Timothy P. Hargrove, a single man of record in Instrument No. 20170928-0099561 Register's Office for Davidson County, Tennessee, dated 09/22/2017 and recorded on 09/28/2017. (Value of consideration shown in aforementioned deed $165,000.00.) Being also known as 220 Haywood Lane Nashville, Tennessee 37211.**

**Being the same property conveyed to SummerCo Home Buyers, LLC by warranty deed from The 220 Haywood lane Trust of record in Instrument No. 20171017-0106114 Register's Office for Davidson County, Tennessee, dated 10/03/2017 and recorded on 10/17/2017. (Value of consideration shown in aforementioned deed $155,000.00.) Being also known as 220 Haywood Lane Nashville, Tennessee 37211.**

**Being the same property conveyed to Music City Holdings LLC, by deed from SummerCo Home Buyers, LLC 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 220 Haywood Lane Nashville, Tennessee 37211.** * 20171113-0116092

**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 27th day of October, 2017.

_____
Notary Public
My Commission Expires: 6/26/21

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Owner Name & Property Address:**

Name: Alterra Construction Services Group Inc.
Address: 220 Haywood Lane
City, State, Zip: Nashville, TN 37211

**Responsible Party For Taxes:**

Name: Newowner
Address: 2441-Q Old Fort Pkwy #374
City, State, Zip: Murfreesboro TN 37128

**Tax ID: 148 10 0 02300**