Bill Garrett Davidson County
Batch# 27315 DEEDWARR
11/17/2017 10:39:01 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20171117-0118224

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of November, 2017, by and between Barbara E Davis, Carl M Hill, Jacques J Hill Jr., Daryl E Hill, Rachel R Hill, Kendria C Pendergrass, Tiffany D Marks, Sean D Clemons, Ralph E Sawyers, and Linda McKissick , party of the first part, and Music City Holdings, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, as shown on the Plan of Resubdivision of Lots 11-20 A.B. Spains Lischey Gardens Subdivision, said Plan of Resubdivision being of record in Book 4300, Page 82, Register's Office for said County.

Said Lot No. 7 fronts 52.0 feet on the easterly side of Crockett Court and extends back between lines 124.18 feet on the northerly line and 124.18 feet on the southerly line to a line in the rear on which it measures 51.93 feet thereon.

Being all or part of the same property conveyed to William E. Hill and Mae Frances Hill by virtue of that certain Warranty Deed dated February 9, 1971, and being of record at Instrument No. Book 4560, Page 380 in the Register's Office of Davidson County, Tennessee. William E Hill died leaving Mae Frances Hill as the remaining tenant by the entirety on October 1, 1982.

Mae Frances Hill died intestate on October 19, 2003, leaving four children, Ralph E Hill, Jacques J Hill, Barbara E Davis and Carl M Hill per Affidavit of Heirship of record at Instrument No. 20171117-0118219 in said Register's Office, Tennessee.

Karen D Battle, a daughter of Mae Frances Hill, pre-deceased Mae Frances Hill on August 5, 1975, leaving two blood heirs, her daughters, Kendria C Pendergrass and Tiffany D Marks. per Affidavit of Heirship of record at Instrument No. 20171117-0118221 in said Register's Office, Tennessee.

Ralph E Hill died intestate on June 10, 2015 leaving his wife, Linda McKissick and two children, Sean D Clemons and Ralph E Sawyers per Affidavit of Heirship of record at Instrument No. 20171117-0118220 in said Register's Office, Tennessee.

Jacques J Hill, Sr. died intestate on August 4, 2016, leaving his wife Judith Hill and three children, Jacques H Hill, Jr., Daryl E Hill and Rachel R Hill per Affidavit of Heirship of record at Instrument No. 20171117-0118222 in said Register's Office, Tennessee.

Judith Hill quit claimed her interest to Jacques H Hill, Jr., Daryl E Hill and Rachel R Hill by quit claim deed dated November 3, 2017 of record at Instrument No. 20171117-0118223 in said Register's Office, Tennessee.

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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4300, Page 82 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Barbara E. Davis
Barbara E Davis

Carl M Hill
Carl M Hill

Jacques J. Hill, Jr.
Jacques J Hill Jr.

Daryl E Hill
Daryl E Hill

Rachel R Hill
Rachel R Hill

Kendria C Pendergrass
Kendria C Pendergrass

Tiffany D Marks
Tiffany D Marks

Sean D Clemons
Sean D Clemons

Ralph E Sawyers
Ralph E Sawyers

Linda McKissick
Linda McKissick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Barbara E Davis, Carl M Hill, Jacques J Hill Jr., Daryl E Hill, Rachel R Hill, Kendria C Pendergrass, Tiffany D Marks, Sean D Clemons, Ralph E Sawyers, and Linda McKissick , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of November, 2017.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-5-2021

Property Owner & Address: Music City Holdings, LLC
1404 Crockett Ct
Nashville, TN 37207

Tax Parcel No 07616041500

Property Address: 1404 Crockett Ct
Nashville, TN 37207

MAIL TAX
BILLS TO: Same as Owner

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $195,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of November, 2017.

Notary Public

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

My Commission Expires: 5/6/19