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

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170387

**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 **$141,250.00** 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 16th day of November, 2017.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 27651 **DEEDWARR**
11/20/2017 10:16:17 AM 3 pgs
Fees: $18.00 Taxes: $522.62

20171120-0118709

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

# WARRANTY DEED

**THIS INDENTURE**, made this 16th day of November, 2017, among:

## MUSIC CITY HOLDINGS, LLC

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

**AND**

## KENNETH LUCKETT

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. 36 on the Plan of Thorny Place of record in Plat Book 332, Page 3, 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. 36 fronts 50 feet on the Southerly side of West McKennie, formerly Dayton Avenue, and run back between parallel lines 145 feet to an alley.**

**Being the same property conveyed to Albert Wilks, unmarried by Warranty deed from Birdie Doss of record in Instrument No. 20050201-0011685 Register's Office for Davidson County, Tennessee, dated January 31, 2005 and recorded on February 01, 2005 and Re-Recorded in Instrument No. 20050817-0097395. The said Woodrow Doss having since died 1/24/1986 vesting fee simple unto the wife, Birdie Doss as tenants by the entirety. (Value of consideration shown in aforementioned deed $45000.00.) Being also known as 823 West McKennie Avenue, Nashville, Tennessee 37206.**

**Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Albert Wilks, unmarried of record in instrument number *, Register's Office for Davidson County, Tennessee, dated Nov. 16, 2017 and recorded on Nov. 20, 2017. (Value or consideration shown in aforementioned deed $132,000.) Being also known as 823 West McKennie Avenue, Nashville, Tennessee 37206.**

* 20171120-0118708

**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 13th day of November, 2017.

_____
Notary Public
My Commission Expires: 5/6/19

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

**Owner Name & Property Address:**

Name: Kenneth Luckett
Address: 823 W. McKennie Avenue
City, State, Zip: Nashville, TN 37206

**Responsible Party For Taxes:**

Name: Kenneth Luckett
Address: 309 Harpeth Hills Drive
City, State, Zip: Franklin TN 37069

**Tax ID: 071-16-0-319.00**