Bill Garrett Davidson County
Batch# 28566 DEEDWARR
11/21/2017 10:55:30 AM 2 pgs
Fees: $13.00 Taxes: $434.07
20171121-0119497

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 20th day of November, 2017, by and between Kathleen Webb, Nannithia Ellis, Anthony Eugene Jackson, and Katherine Webb, 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. 3, Baxter Heights Subdivision of record in Book 2083, Page 94, Register's Office for Davidson County, Tennessee, to which plan is hereby referenced for a complete and accurate description thereof.

Being all or part of the same property conveyed to Nannitha Ellis 1/4 interest, Anthony Eugene Jackson 1/4 interest, Kathleen Webb 1/4 interest and Katherine Webb 1/4 interest by virtue of that certain Quit Claim Deed dated November 9, 2015, and being of record at Instrument No. 20151112-0114619 in the Register's Office of Davidson County, Tennessee.

Sellers Warranty that this was not their primary residence

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 2083, Page 94, and Plat Book 421, Page 174, and Book 2340, Page 72 in said Register's Office, Tennessee; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Kathleen Webb

Kathleen Webb

Katherine Webb

Katherine Webb

Nannithia Ellis

Nannithia Ellis

Anthony Eugene Jackson

Anthony Eugene Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kathleen Webb, Katherine Webb, Nannithia Ellis and Anthony Eugene Jackson, 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 20th day of November, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Music City Holdings, LLC
214 2nd Ave N, Suite 203
Nashville, TN 37201

Tax Parcel No 06114010700

Property Address: 800 Oak St.
Nashville, TN 37216

MAIL TAX BILLS TO: owner at owners address

Firm File #: 20171093

STATE OF Tennessee
COUNTY OF Davidson

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 $117,315.00 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 20th day of November, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019