WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $165,000.00

Affiant

Subscribed and sworn to before me this 16th day of November, 2017

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Newsom Real Estate Investments, LLC	SAME	072-11-0-237.00
3135 Aidan Lane		
Mt. Juliet, TN 37122		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Music City Financial, LLC, a Texas Limited Liability Company,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Newsom Real Estate Investments, LLC, a Tennessee Limited Liability Company,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 62 feet of Lot No. 20 on the map of Burns Subdivision of Maxey's Addition to Brownsville, as of record in Book 161, page 98, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 fronts 62 feet on the westerly side of Burns Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andy Maloney, as Trustee for The 2134 Burns Street Trust, by deed on November 10, 2017, of record inInstrument Number 20171115-0117315 , Register's Office for Davidson County, Tennessee. Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Andy Maloney, as Trustee for the 2134 Burns Street Trust, dated November 16, 2017, recorded in Instrument Number 20171122-0119821 , Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $1,437.90 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072-11-0-237.00.
- Subject to all matters as shown on the Plan of record in Book 161, page 98, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2134 Burns Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 31621 DEEDWARR
11/30/2017 09:22:30 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20171130-0122045

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this November 16, 2017.

Music City Financial, LLC

By Edward Zamora, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Edward Zamora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized member (or other officer authorized to execute the instrument) of **Music City Finanacial, LLC,** the within named bargainor, a Texas Limited Liability Company, and that as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as authorized member.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.