WARRANTY DEED

Bill Garrett Davidson County
Batch# 35669 DEEDWARR
12/11/2017 10:21:00 AM 2 pgs
Fees: $13.00 Taxes: $593.85

20171211-0125814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF December, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings, LLC.	New Owner	
(NAME)	(NAME)	
315 Antioch Pk.	315 Antioch Pk	133-2 282
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PAULA F. JONES WOOTEN AND BRYAN S. JONES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY HOLDINGS, LLC.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Map of Nolen Heights of record in Plat Book 332, Page 122, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the Southerly side of the Mill Creek Valley Pike and runs back between parallel lines 160 feet to an alley.

Included within this description, but expressly excluded from this conveyance is the strip of land conveyed to the Metropolitan Government of Nashville, in Book 4340, Page 573, for the relocation of the Southerly margin of Antioch Pike.

Being the same property conveyed to Larry T. Jones by Warranty Deed from Howard W. Anderson and George Anton dated November 8, 1993 of record in Book 9145, page 58, said Register's Office. See also Quitclaim Deeds of record in Instrument No. 20060522-0059871 and Instrument No. 20061204-0149421, said Register's office. Larry T. Jones aka Larry Jones died testate on July 8, 2003. Paula Jones aka Paula F. Jones Wooten and Bryan Jones aka Bryan S. Jones are the devisees under the Will of Larry T. Jones probated for the purpose of facilitating muniment of title under Docket No. 17P-1983, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as shown by Order of record in Instrument No. 20171122-0120203 and Last Will and Testament of record in Instrument No. 20171122-0120204, said Register's Office.

Mandy Jones (nka Mandy Mills)joins in to convey any interest she may have. This was never the principal place of residence for this Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 315 Antioch Pk., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 7 day of December, 2017

Paula F. Jones Wooten

PAULA F. JONES WOOTEN

Bryan S Jones

BRYAN S. JONES

Mandy Mills

MANDY MILLS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula F. Jones Wooten, Bryan S. Jones and Mandy Mills, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7 day of December, 2017.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Commission expires:

Notary Public