This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

Bill Garrett Davidson County
Batch# 37123 DEEDWARR
12/14/2017 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $292.93
20171214-0127654

The actual consideration or value, whichever is greater for this transfer is: $ 79,170.00

Affiant Signature

Subscribed and sworn to before me on this the 6th day of December, 2017

Notary Public

My Commission expires 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Financial, LLC
7703 North Lamar Blvd
Suite 205
Austin, TX 78752
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08008003600

WARRANTY DEED

17NT00683

Effective the 6th day of December, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BARBARA K. HARDY, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MUSIC CITY FINANCIAL, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 322 on the plan for Bordeaux Gardens, Section One, of record in Book 3300, Page 91, Register's Office for said County.

Said Lot No. 322 fronts 57.0 feet on the Westerly margin of Crowe Drive and extends back 123.66 feet on the Southerly line and 123.0 feet on the Northerly line to a dead line in the rear, measuring 52.12 feet thereon.

Being the same property conveyed to Barbara K. Hardy, unmarried, by Quit Claim Deed from Barbara K. Hardy, unmarried and Ernest Baugh, Sr., dated 01/26/1998 and recorded 05/13/1998 in Book 10929, page 498, Register's Office for Davidson County, TN.

This is an improved property commonly known as 3229 Crowe Dr., Nashville, TN 37218.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 6th day of December, 2017

Barbara K. Hardy

Barbara K. Hardy

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Barbara K. Hardy, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 6th day of December, 2017

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

201712140127654

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-12

Notary's Seal (if on paper)

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY