WARRANTY DEED

Bill Garrett Davidson County
Batch# 41119 DEEDWARR
12/27/2017 10:09:53 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20171227-0131011

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Holdings, LLC	New Owner	Map 44 Group 5 Parcel 151.00
(NAME) 214 2nd Ave N. Ste 203	(NAME) ← Same	
(ADDRESS) Nashville TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William D. Lassiter, 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 of an unnumbered tract on the Map of Rayon City, of Record in Record Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Newell Avenue or Dupont Ave, at the Northeast corner of Lot Number 46 on said plan; thence along the line of said Lot Number 46 southwesterly 121.6 feet at a point; thence northwesterly 40 feet to a point; thence northeasterly 121.6 feet to a point in the margin of Newell or Dupont Avenue; thence with the margin of the same southeasterly 50 feet the point of beginning.

Being the same property conveyed to William D. Lassiter by deed from Swartz & Brough, Inc of record in Instrument 20090921-0087689, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Agreement for Dedicated Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9823, Page 251, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 105 Newell Avenue, Old Hickory, TN 37138
(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 18th day of December, 2017.

William D. Lassiter

STATE OF TENNESSEE

COUNTY OF Robertson

On this 18th day of December, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William D. Lassiter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

My Commission Expires:
3-24-20

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER