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

Bill Garrett Davidson County
Batch# 43573 DEEDWARR
01/02/2018 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $369.63
20180102-0000589

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $99,900.00

Affiant Signature

Subscribed and sworn to before me on this the 28 Day of Dec. 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:
Dale Hire
3100 Dudley Avenue
Nashville TN 37212

SEND TAX BILLS TO:
Dale Hire
3100 Dudley Avenue
Nashville TN 37212

MAP AND PARCEL NUMBER: Tax ID #: 05811019500

WARRANTY DEED

17NT00725

Effective the 28th 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,

MUSIC CITY FINANCIAL, LLC.

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

DALE HIRE, MARRIED

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. 187, Royal Hills, Section 3, as of record in Book 4860, Page 47, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Music City Financial, LLC. by Warranty Deed from Carolotta Mendez dated 12/28/17 and recorded 01/02/2018 as Document No. 20180102-0000279 Register's Office for Davidson County, TN.

This is an improved property commonly known as 650 Putnam 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 28th Day of December, 2017

Music City Financial, LLC

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ed 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 the authorized signor of Music City Financial, LLC., the within named bargainor, a Limited Liability Corporation, and that as authorized signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized signor.

Witness my hand, at office, this 28th day of December, 2017.

Notary Public

My commission expires: 1/30/2021

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

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