Register Return to: 17-H623
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 48926 DEEDWARR
01/18/2018 01:55:34 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20180118-0005385

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of January, 2018 by and between Gary C. Renales, hereinafter referred to as GRANTOR, and Music City Developers, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being part of a four acre lot purchased of the University of Nashville, ny John Corbitt, deceased, beginning at the southerly corner of Second Ave., S., formally Market St. thence southeasterly with the easterly margin of Second Ave., S. 37 feet to the Northwest corner of a lot once owned by N. C. Corbitt; thence at right angles easterly 185 feet more or less to an alley; thence along said alley northwast 37 feet to Mallory St., thence with Mallory St., westwardly 185 feet more or less to the beginning.

Being the same property conveyed to Gary Renales by the Last Will and Testament of Kenneth Neil Renales, dated August 2, 2002, filed in Davidson County Circuit Court on October 1, 2008 in Probate Case No. 08P1536, also recorded on January 21, 2009, of record in Instrument No. 20090121-0005147, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Ken Renales by Warranty Deed from George Dwain Mitchell, a married person, dated March 13, 2000, recorded March 14, 2000, in Instrument No. 200003140026025, in the Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1100 2nd Ave South, Nashville, TN 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Gary C. Renales

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Gary C. Renales, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 15th day of January, 2018.

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

My Commission Expires:_____

Name and Address of Property Owner:
Music City Developers, LLC
P.O. Box 644, Spring Hill, TN 37174

Send Tax Statements to:

Same

M&P 10503010800

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $255,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of January, 2018.

Notary Public

HANNAH CUTSHALL
STATE OF TENNESSEE NOTARY PUB.
MAURY COUNTY

My Commission Expires: My Commission Expires February 23, 2021

RETURN TO:

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Franklin, TN 37067

17-1-673