STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January, 2018.

Notary Public
MY COMMISSION EXPIRES: 5/6/19
File No. G17-0571D

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

Bill Garrett Davidson County
Batch# 49528 DEEDWARR
01/22/2018 10:15:52 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20180122-0006244

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Holdings, LLC (NAME)	NEW OWNER (NAME)	43-11-121
116 McArthur Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kenneth Wayne Hackney, Sr. and Linda Darline Hackney, husband and wife**, 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 part of Lot No. 1 on the plan of THE ANDERSON ESTATES, as shown by plat of record in Book 1130, Page 37, in the Register's Office for Davidson County, Tennessee, being Lot No. 88 on the plan of the Resubdivision of Lot Nos. 1 and 13 of the Anderson Estates, not of record, described as follows:

Beginning on the easterly margin of McArthur Drive at the corner of Lots Nos. 87 and 88, being the northwest corner of the property conveyed to A.L. Johnson and wife, Floy F. Johnson, by Deed from William E. Thomas and wife of record in Book 1632, page 305, said Register's Office; thence with Johnson's north line and the line between Lots Nos. 87 and 88, eastwardly 150 feet to the common corner of Lots Nos. 13, 14, 87, and 88; thence with the line between Lots Nos. 13 and 88, southwardly 50 feet to the corner of Lots Nos. 12, 13, 88 and 89; thence with the line between said lots, westwardly 150 feet to the easterly margin of McArthur Drive; thence with the easterly margin of said Drive, northwardly 50 feet to the beginning.

BEING the same property conveyed to Kenneth W. Hackney, Sr., a one-half undivided interest and Linda Darline Hackney, a one-half undivided interest from Betty Jean Fann Morrison, by Deed dated April 16, 2003, as Instrument No. 20030422-0053574, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 37, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 116 McArthur Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this 2nd day of January, 2018.

X Kenneth Wayne Hackney Sr.
Kenneth Wayne Hackney, Sr.

January 02, 2018
Date

X Linda Darline Hackney
Linda Darline Hackney

January 02, 2018
Date

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 Kenneth Wayne Hackney, Sr. and Linda Darline Hackney, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of January, 2018.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066