Bill Garrett Davidson County
Batch# 51176 DEEDWARR
01/25/2018 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20180125-0007596

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}

The actual consideration or value, whichever is greater for this transfer is: $ 170,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd day of January, 2018.

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

Notary Public

My Commission expires 1/30/2021

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Financial, LLC
7703 North Lamar Blvd # 205
Austin, TX 78752
SEND TAX BILLS TO:
Music City Financial, LLC
7703 North Lamar Blvd # 205
Austin, TX 78752
MAP AND PARCEL NUMBER: Tax ID #: 083010176

WARRANTY DEED

17NT00718

Effective the 22nd day of January, 2018 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,

LEWIS COTTON AND GLENDA COTTON, HUSBAND AND WIFE

Hereinafter called the GRANTOR, 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:

Being the Easterly 65 feet of Lot No. 26 on the Plan of W.H. Hyronemus Addition of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 26 fronts 65 feet on the Northerly margin of Granada Avenue and extends back between parallel lines 168 feet to a dead line in the rear.

Being the same property conveyed to Lewis Cotton and Glenda Cotton, husband and wife, by Warranty Deed from Larry Wayne Swann, a married man, and Lanna R. Swann, his wife, dated 03/16/2000 and recorded 03/20/2000 as Document No.\200003200028092, Register's Office for Davidson County, TN.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
1009 GRANDA AVENUE, NASHVILLE, TN 37206

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 22nd day of January, 2018.

Lewis Cotton

LEWIS COTTON

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **LEWIS COTTON**, 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, and further acknowledged that the subject property is an investment property, was never occupied by the Grantor, and, therefore, the spouse of the Grantor was not require to join in this execution.. Witness my hand and official seal at office, this 22nd day of January, 2018.

Notary Public

My commission expires: 1/30/2021

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

Glenda Cotton

GLENDA COTTON

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **GLENDA COTTON**, 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, and further acknowledged that the subject property is an investment property, was never occupied by the Grantor, and, therefore, the spouse of the Grantor was not require to join in this execution.. Witness my hand and official seal at office, this 22nd day of January, 2018.

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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY