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# 51658 DEEDWARR
01/25/2018 03:18:13 PM 2 pgs
Fees: $13.00 Taxes: $665.63
20180125-0008024

State of TENNESSEE }
County of DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is: $ 179,900.

Carmen Coats
Affiant Signature

Subscribed and sworn to before me on this the 22ND Day of JANUARY, 2018.

Notary Public

My Commission expires 09 / 07 / 2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

NAME AND ADDRESS OF PROPERTY OWNER:
700 12th Avenue South, LLC
4313 Wallace Lane
Nashville, TN 37215

SEND TAX BILLS TO:
700 12th Avenue, LLC
4313 Wallace Lane
Nashville, TN 37215
MAP AND PARCEL NUMBER: Tax ID #: 083010176.

WARRANTY DEED

17NT00731

Effective the 22 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,

Music City Financial, LLC

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

700 12th Avenue, 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 Instrument No. 20000320-0028092Register's Office for Davidson County, TN.

Being the same Property conveyed to Music City Financial by Warranty Deed from Lewis and Glenda Cotton, husband and wife, dated 1/22/18, as recorded 1/25/18 as instrument # 20180125-0007596.

This is an improved property commonly known as 1009 Granada Ave., 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 22 day of January 2018.

Music City Financial, LLC

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Edward 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 Authorized Signer of Music City Financial, LLC, the within named bargainor, a corporation, and that such authorized signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized signer.

Witness my hand, at office, this 22 day of January 2018.

Notary Public

My Commission Expires: 03-08-2021