Bill Garrett Davidson County
Batch# 52522 **DEEDWARR**
01/29/2018 09:54:18 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20180129-0008805

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $145,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of January, 2018.

NOTARY PUBLIC
My commission expires: 5/6/19

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

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Music City Holdings, LLC (NAME)	Music City Holdings, LLC (NAME)	07111013200
306 Marshall St (ADDRESS)	306 Marshall St (ADDRESS)	
Nashville TN 37207	Nashville TN 37207	

Warranty Deed

For and in Consideration of the sum of $145,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Matthew Wilson and Danny Cage,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Music City Holdings, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 55 on the plan of Trinity heights as of record in Book 161, Page 18, Register's Office for said County.

Said part of Lot No. 55 fronts 50 feet on the southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Matthew Wilson and Danny Cage by deed from Irma Gail Estes and Marilyn Ann Wilburn Smith, each a one-third (1/3) interest as tenants in common and Lee Ann Cage Edwards and Charles Daniel Cage and David Cage, heirs at law of the Estate of Donna Carole Cage, of record in Instrument No. 20180108-0002526, said Register's Office.

FILE #: 17-6354

This property is __unimproved _X_improved property known as: 306 Marshall Street, Nashville, TN 37207.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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, except 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 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.

THIS CONVEYANCE is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of January, 2018.

Matthew Wilson

Danny Cage

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Wilson and Danny Cage, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2018.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FILE #: 17-6354