Bill Garrett Davidson County
Batch# 53218 DEEDWARR
01/30/2018 02:45:12 PM 2 pgs
Fees: $13.00 Taxes: $529.10
20180130-0009549

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

JONATHON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

Subscribed and sworn to before me, this 26th day of January 2018.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Music City Holdings, LLC 713 Kaeden Pointe Court Antioch, TN 37013	Same	150-09-0B-006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ivan T. Gunn and Tiffany S. Gunn, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Music City Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 on the Plan of the First Revision of Forest Pointe, Phase I, of record in Book 9700, page 92, Registers' Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ivan T. Gunn and Tiffany S. Gunn, husband and wife, by Warranty Deed from Kacy C. Taylor, unmarried, dated July 29, 2002 of record as Instrument No. 20020802-0092967, Registers' Office for Davidson County, Tennessee.

Being the same property conveyed to Kacy C. Taylor, unmarried, by Warranty Deed from Fox Ridge Homes, Inc., a/k/a NVR Fox Ridge, Inc. dated October 29, 1998 of record in Book 11191, page 987, Registers' Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **713 Kaeden Pointe Court, Antioch, TN 37013.**

This conveyance is subject to the following; (1) All matters appearing on the Plan of record in Book 9700, page 92; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 9889, page 559 and Book 10412, page 567, and the First Amendment of record as Instrument No. 20160405-0032589 but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Charter of Incorporation of Forest Pointe Homeowners Association, Inc., of record in Book 8069, page 162; (4) Subject to Easements of Gas Company of record in Book 2244, page 13; Book 3463, page 126; Book 10360, page 335; and Book 10366, page 392; (5) Subject to Easement to Colonial Pipeline of record in Book 3852, page 671; (6) Subject to a right-of-way easement of record in Book 4607, page 424; (7) Conveyance of Open Space to Forest Pointe Homeowners Association

of record in Book 10254, page 490; (8) Easement of record as Instrument No. 20061122-0145201; All of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 26th day of January 2018.

Ivan T. Gunn

Tiffany S. Gunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ivan T. Gunn and Tiffany S. Gunn,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of January 2018.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2018015680