File Box 8

Bill Garrett Davidson County
Batch# 62470 DEEDWARR
02/26/2018 02:35:02 PM 2 pgs
Fees: $13.00 Taxes: $688.20
20180226-0017933

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.
Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RE) Title No.: 59439
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Music City Holdings, LLC 214 2nd Ave. N., Ste. 203 Nashville, TN 37201	New Owner

TAX MAP PARCEL NUMBERS: 07212011700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$186,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia Yancey Steele, the heir at law of Richard E. Yancey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Music City Holdings, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Dalewood, Section II of record in Book 1835, page 6, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard E. Yancey and wife, Melba C. Yancey by Warranty Deed from Jane Knott Looney, now Henderson, and husband, Albert N. Henderson, dated May 11, 1962 and recorded on May 16, 1962 of record in Book 3376, page 367, Register's Office for Davidson County, Tennessee. The said Richard E. Yancey and Melba C. Yancey have since died with Melba C. Yancey predeceasing Richard E. Yancey. By Affidavit of Heirship recorded prior hereto and simultaneously herewith Patricia Yancey Steele was established as the heir at law of Richard E. Yancey.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 6, said Register's Office, which Plan shows a 40 foot minimum building setback line from Ridgecrest Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 2206 Ridgecrest Drive, Nashville, TN 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22 day of February, 2018.

Patricia Yancey Steele

Patricia Yancey Steele

State of FLORIDA

County of DUVAL

On this 22 day of February, 2018, before me the undersigned authority, personally appeared Patricia Yancey Steele, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

H. Patel

Notary

HARISH A PATEL
MY COMMISSION # FF204061
EXPIRES February 26, 2019
FloridaNotaryService.com

My Commission Expires: FEB 26, 2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $186,000.00.

Affiant

Sworn and subscribed before me this 23 day of February, 2018.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018