Bill Garrett Davidson County
Batch# 70719 DEEDWARR
03/19/2018 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20180319-0025604

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of March, 2018, by and between Elizabeth Hester, unmarried, party of the first part, and Music City Financial, LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 97 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, Page 3 and 4, (erroneously referred to as Page 4 in prior deed), Register's Office for said County, to which plan reference is made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 2714 O'Neal Dr., Nashville, TN

Being all or part of the same property conveyed to Tommie Hester and Elizabeth Hester by virtue of that certain Warranty Deed dated August 24, 1978, and being of record at Book 5330, Page 758 in the Register's Office of Davidson County, Tennessee. Tommie Hester now being deceased.

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; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable, subject to Restrictions of record at Book 2909, Page 135; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Elizabeth Hester by Roxie Johnson, Attorney In Fact

Elizabeth Hester, by Roxie Johnson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2018, before me personally appeared Roxie Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth Hester, and who acknowledged that he executed the same as the free act and deed of Elizabeth Hester.

WITNESS my hand and official seal at office this 15th day of March, 2018.

Ashlee D Page
Notary Public
My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Roxie Johnson, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Elizabeth Hester, the principal.

This 15th day of March, 2018.

Roxie Johnson

Roxie Johnson

Sworn to and subscribed before me by Roxie Johnson this 15th day of March, 2018.

Notary Public
My Commission Expires 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Music City Financial, LLC

Tax Parcel No 08106000600

Property Address: 2714 O'Neal Dr.
Nashville, TN 37208

MAIL TAX BILLS TO: Music City Financial, LLC
7703 N. Lamar Blvd., Ste. 205
Austin, TX 78752

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of March, 2018.

Notary Public

My Commission Expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES OCTOBER 7, 2019

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