Bill Garrett Davidson County
Batch# 75416 DEEDWARR
04/02/2018 12:59:05 PM 2 pgs
Fees: $13.00 Taxes: $351.50
20180402-0030365

Morgan Ford-Luther b/t/s/p/a Morgan Ford

TO: *WARRANTY DEED*

Music City Financial, LLC

THIS WARRANTY DEED OF REALTY, executed as of the **20th day of March, 2018**, by Grantor, **Morgan Ford-Luther b/t/s/p/a Morgan Ford, married**, to Grantee, **Music City Financial, LLC**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever in fee simple, certain realty situated in the sixth (6^{th}) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 81 on the Map of Joywood, as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**
>
> **Being the same property to Morgan Ford-Luther, unmarried, from Krista Jameson, married, by Warranty Deed dated October 7, 2010 and recorded on October 13, 2010 at 8:59 a.m., Register's Office for Davidson County, Tennessee.**

That Grantor (1) covenants that she is lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2018 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to its heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Morgan Ford-Luther b/t/s/p/a Morgan Ford Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Morgan Ford-Luther b/t/s/p/a Morgan Ford,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 20th day of March, 2018

My Commission Expires: 5-10-2021

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

Property Owners Name
and Mailing Address:

Music City Financial, LLC.

7703 N. LAMAR BLVD
SUITE 205, AUSTIN, TX 78752

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
427 Edwin Street
Nashville, TN 37207

Map and Parcel No.
071-08-0-297.00

STATE OF TENNESSEE,
DAVIDSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$95,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant

Subscribed and sworn to before me this the **20th day of March, 2018.**

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-10-2021

Prepared By:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172
615-382-4420