18-CO-237

Register Return to:
Land Title South, Inc.
3325 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 83576 DEEDWARR
04/23/2018 09:37:22 AM 2 pgs
Fees: $13.00 Taxes: $643.80
20180423-0037807

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 174,000.00

Affiant Signature

Subscribed and sworn to before me on this the 19th day of April, 2018

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Developers, LLC
P.O. Box 644
Spring Hill, TN 37174
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 10503012500

WARRANTY DEED

17NT00561

Effective the 19th day of April, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROSALIND GRANT, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MUSIC CITY DEVELOPERS, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Beginning at a point in the Westerly margin of First Avenue South, formerly Maple Street, 13 1/2 feet Southerly from the intersection of said street with the Southerly margin of Mallory Street, thence running Southerly along First Avenue South 31 feet; thence Westerly parallel with Mallory Street 185 feet, more or less, to an alley; thence Northerly along said alley 31 1/2 feet; thence Easterly 185 feet, more or less to the point of beginning.

Being the same property conveyed to Rosalind Grant, by Quit Claim Deed from Ronald Grant, Sr., dated 12/22/2017 and recorded 01/18/2018 at Document No. 20180118-0005318, Register's Office for Davidson County, TN.

Being the same property conveyed to Ronald L. Grant, Sr., by Warranty Deed from Martha L. Lee, dated 12/27/2001 and recorded 12/27/2001 at Document No. 20011227-0142755, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1103 1st Ave S, Nashville, TN 37210.

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, expect 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 all 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 our hands this the 19th day of April, 2018

Rosalind Grant

Rosalind Grant

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rosalind Grant, the within named bargainer 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 official seal at office, this the 19th day of April, 2018

Notary Public

My commission expires: 03-08-2021

