WARRANTY DEED

Bill Garrett
Batch# 84896
04/26/2018 11:46:04 AM
Fees: $13.00 Taxes: $434.75

Davidson County
DEEDWARR
2 pgs

20180426-0039405

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 20th DAY OF April2018

Notary Public

MY COMMISSION EXPIRES: 2/25/20
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings, LLC and	Same as new owner	71-7-216.00
4600 Fuller Dr Ste 200		
Irving, TX 75038		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***MIchael Copley Springer***

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Music City Holdings, LLC,***

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land with residence located thereon, lying and being in the City of Nashville, in Davidson County, Tennessee, more particularly bounded and described as follows:

Being the easterly one-half (1/2) of Lot No. 25 on the Map of Trinity Heights, of record in Book 332, page 4, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 25 fronts 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Aaron S Springer and wife, Helen C Springer by Warranty Deed from Donald R Carmon and wife, Pamela W Carmon of record in Book 4865, page 781, Register's Office for Davidson County, Tennessee, and dated 11/4/74, recorded 11/6/74. The said Aaron Springer died on 1/2/85. The said Gladys Helen Copley Springer having since died on 4/25/03. The said property vested to Michael Copley Springer, the only living child of Gladys Helen Copley Springer, and Affidavit of Inheritance of Real Estate in Instrument #20030520-0068915 and by Quitclaim Deed from Michael Copley Springer as Administrator of the Estate of Gladys Helen Copley Springer, Deceased, individually and as the only child and heir at law of Gladys Helen Copley Springer, dated April _____, 2018, filed for record in Instrument #_____, Register's Office, Davidson County, Tennessee.

20180426-0039404

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved ( ) Property, known as **303 Edwin Street, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 20th day of April, 2018.

MIchael Copley Springer

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal this 20th day of April, 2018.

Commission Expires: 2/25/20

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE My Commission Expires

---

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public