WARRANTY DEED

Bill Garrett Davidson County
Batch# 87491 **DEEDWARR**
05/02/2018 12:35:16 PM 2 pgs
Fees: $13.00 Taxes: $4,107.00

20180502-0041762

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Braddy III	William H. Braddy III	116080Z00100CO
(NAME)	(NAME)	
3628 Estes Road	3628 Estes Road	116080Z00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Music City Investments, LLC f/k/a Investment Properties, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William H. Braddy III and Katherine Koban Braddy, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit A of Lot No. 5 on the Townhomes of Bell Estates, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bell Estates of record in Instrument No. 20140709-0060417, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Investments Properties, LLC, a Tennessee limited liability company, now known as Music City Investments, LLC by General Warranty Deed from Land Development.com, a Tennessee corporation recorded on September 18, 2014, of record in Instrument No. 20140918-0085674, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 3628 Estes Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 my/our hands this 27th day of April, 2018.

MUSIC CITY INVESTMENTS, LLC F/K/A INVESTMENT PROPERTIES, LLC

J. Trent Lehman
Autorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Trent Lehman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Autorized Agent of Music City Investments, LLC f/k/a Investment Properties, LLC and that he as such Autorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Autorized Agent

WITNESS my hand and seal this 27th day of April, 2018.



Notary Public
My Commission Expires: 2/29/2020

File No.: 12808