Return To: 18-0161
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES: 9-6-20	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 27, 2018.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 87777 **DEEDWARR**
05/03/2018 10:36:54 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20180503-0042239

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #18-0161

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	**Music City Financial, LLC**	**52-9-177, 52-9-176, 52-9-175**
(NAME) **2666, 2668 & 2670 Miami Ave**	(NAME) 703 N. Lamar Blvd #205	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) Austin TX 78752	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dorothea Welles Hartley, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, LLC,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lots 64, 65, 66 on the Plan of Wooddale Grove Annex, of record in Book 547, Page 109 and 110, Register's Office for said County.

Said Lots Nos. 64, 65, 66 front together 150 feet on the southeasterly side of Miami Avenue and extends back between parallel lines to a dead line.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED HEREFROM is that part of said lots conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows:

Beginning at a point, said point being the northwest corner of Lot No. 64, said point being in the southerly right-of-way line of Miami Avenue; thence easterly along the present southerly right-of-way line of Miami Avenue, 150 feet to a point, said point being the northeast corner of Lot No. 66; thence southerly along the easterly margin of Lot No. 66, 34 feet, more or less, to a point in the new proposed southerly right-of-way line of Miami Avenue; thence westerly along proposed new southerly right-of-way line of Miami Avenue, 150 feet to a point in the westerly line of Lot No. 64; thence northerly along the westerly line of Lot No. 64, 32 feet, more or less, to the point of beginning.

Being the same property conveyed to Dorothea Welles Hartley, unmarried by Warranty Deed from Thomas W. Tobitt and wife, Mary Carolyn Tobitt, dated March 31, 2006, filed of record in Instrument Number 20060404-0038595, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2666, 2668 & 2670 Miami Ave, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 26th day of **April, 2018.**

Dorothea Welles Hartley

Dorothea Welles Hartley

STATE OF
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Dorothea Welles Hartley**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the . **day of April, 2018.**

see attached

NOTARY PUBLIC

My Commission Expires:

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY Of Ventura
On APRIL 26 **~~2017~~** 2018 **before me Carlene R. Ackley a Notary Public.**
Personally Appeared DOROTHEA WELLES HARTLEY

Who Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Carlene R Ackley

WITNESS my hand and official seal. **Signature**

seal

ASC3 CARLENE R. ACKLEY COMM. 2125735 NOTARY PUBLIC • CALIFORNIA VENTURA COUNTY My Commission Expires Sept. 3, 2019 ASC3

OPTIONAL

is not required by law, it may prove valuable to persons relying on the document and could help prevent fraudulent removal and reattachment of this form to another document.

DISCRIPTION OF ATTACHED DOCUMENT:
Number of Signers This Acknowledgement: ONE

Title or Type of Document: WARRANTY DEED

(optional)

Document Date: ✓
Number of pages — **Number of other signers** —