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# 88123 DEEDWARR
05/04/2018 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20180504-0042596

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 270,000.00

Affiant Signature

Subscribed and sworn to before me on this the 27th day of April, 2018.

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Jim E. Allen, Jr.
69 Firefox Drive
Brentwood, TN 37027
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #s: 05209017700, 05209017600, 05209017500

WARRANTY DEED

18NT00243

Effective the 27th day of April, 2018and 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,

MUSIC CITY FINANCIAL, LLC

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

JIM E. ALLEN, JR.

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

Land in Davidson County, Tennessee, being Lots No. 64, 65 and 66 on the Plan of Wooddale Grove Annex, of record in Book 547, Pages 109 and 110, Register's Office for said County.

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

INCLUDED IN THE ABOVE DESCRIBED, 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.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Included in this conveyance are three (3) trailers, only one of which has a title, bearing VIN ALS8314X7032SN14702.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Dorothea Welles Hartley, unmarried as recorded 5-3-2018 as Document No. 20180503-042239.

Being the same property conveyed to Dorothea Welles Hartley, unmarried, by Warranty Deed from Thomas W. Tobitt and wife, Mary Carolyn Tobitt, dated 03/31/2006 and recorded 04/04/2006 as Document No. 20060404-0038595, Register's Office for Davidson County, TN.

This is an improved property commonly known as 2666, 2668 & 2670 Miami Ave, Nashville, TN 37214.

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 27th day of April, 2018.

Edward Zamora, representative of Music City Financial, LLC

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Edward Zamora, representative of Music City Financial, LLC, 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 27th day of April, 2018.

Notary Public

My commission expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY