WARRANTY DEED

Bill Garrett Davidson County
Batch# 88198 DEEDWARR
05/04/2018 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $339.60
20180504-0042701

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,784.62 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL 2018.

Notary Public

MY COMMISSION EXPIRES: May 3, 2020

(AFFIX SEAL)

MEGAN KRINER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings, LLC	Same	**43-13-380.00**
(NAME)	(NAME)	
4600 Fuller Drive, Ste 200	AS	
(ADDRESS)	(ADDRESS)	
Irving, TX 75038	Owner	
(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, I, RONNIE LEE FARMER, SR., AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MUSIC CITY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 the easterly 50 feet of the northerly 200 feet of Lot No. 39, of Block I, on the plan of Forest Park at Madison, Tennessee, as shown on Plat of record in Plat Book 843, page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Said part of Lot No. 39 fronts 50 feet on the southerly side of Elm Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Samantha E. Farmer, married by Warranty Deed from Daryl King, married, executed January 11, 2005 and recorded January 20, 2005, of record in Instrument Number 20050120-0007539, and corrected in Instrument Number 20180116-0004513, Register's Office for Davidson County, Tennessee. The said Samantha E. Farmer having died intestate, on October 6, 2016 and Affidavits of Heirship were filed for record in Instrument Number 20180402-0030638 and Instrument Number 20180402-0030639, Register's Office for Davidson County, Tennessee. Quitclaim Deed from Ronnie Lee Farmer, Jr. and Eric Farmer to Ronnie Lee Farmer, Sr., dated March 27, 2018 and recorded April 2, 2018 in Instrument Number 20180402-0030640, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **404 Elm Street** **Madison, TN** **37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2018 real property taxes have been prorated a 201805040042701 4, said Register's

Witness my hand this 27th day of April 2018.

Ronnie Lee Farmer Sr

Ronnie Lee Farmer, Sr.

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Ronnie Lee Farmer, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of April 2018.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2018

Pam McBroom

Notary Public

Certificate of Authenticity

I, Pam McBroom, 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 Williamson

Personally appeared before me, Ana Ghianni, a notary public for this county and state, Pam McBroom who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISION EXPIRES: 5/30/2021

ANA GHIANNI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY