Bill Garrett Davidson County
Batch# 94656 DEEDWARR
05/21/2018 10:30:03 AM 3 pgs
Fees: $18.00 Taxes: $529.10

20180521-0048304

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180661

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$143,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 20th day of April, 2018.

Notary Public
My Commission Expires: 5/6/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 20th day of April, 2018, among:

## MUSIC CITY HOLDINGS, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

## Bradley Barrett

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being the easterly one-half (1/2) of Lot No. 25 on the Map of Trinity Heights of record in Plat 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 Springer and wife, Helen C. Springer by Warranty deed from Lewis O. Davis and wife, Thelma Davis (deceased) of record in Book 5991, page 271, Register's Office for Davidson County, Tennessee, dated January 10, 1983 and recorded on January 11, 1983. (Value or consideration shown in aforementioned deed $7,000.00.) The said Aaron Springer died on January 2, 1985. Gladys Helen Copley Springer having since died on April 25, 2002. The estate of Gladys Helen Copley Springer was filed of record in Docket No. 02P-1158, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Property vested to Michael C. Springer, the only living child of Gladys Helen Copley Springer. Affidavit of Inheritance of Real Estate of record in Instrument No. 20030520-0068915, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Music City Holdings, LLC from Michael C. Springer by Warranty deed from of record in instrument number 20180426-0039405, Register's Office for Davidson County, Tennessee, dated April, 20, 2018 and recorded on April 26, 2018. (Value or consideration shown in aforementioned deed $117,500.00.)**

**Being the same property correcting derivation with Scrivener's Affidavit record in instrument number 20180510-0044911 Register's Office for Davidson County, Tennessee, dated May10,2018.**

**Being also known as 303 Edwin Street Nashville, Tennessee 37207.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Music City Holdings, LLC**

**BY:** _____
**Mat Farmer**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mat Farmer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the President of Music City Holdings LLC.

Witness my hand and official seal this 16th day of April, 2018.

_____
Notary Public
My Commission Expires: 6-26-21

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Owner Name & Property Address:**

Name: Bradley Barrett
Address: 303 Edwin Street
City, State, Zip: Nashville, TN 37207

**Responsible Party For Taxes:**

Bradley Barrett
Name: Ahn Paul T Chen
Address: 205 Logans Circle
City, State, Zip: Franklin TN 37067

**Tax ID: 071-07-0-216.00**