Bill Garrett Davidson County
Batch# 94659 DEEDWARR
05/21/2018 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $259.00
20180521-0048307

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Christy Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2018.

Danielle Chandler
Notary Public

MY COMMISSION EXPIRES: 4-10-22
(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180094TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings, LLC, a Texas limited liability company	Music City Holdings, LLC, a Texas limited liability company	
(NAME) 210 2nd Avenue N	(NAME) 210 2nd Avenue N	036-00-0-024.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seventy Thousand And No/100 Dollars ($70,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN MONTS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MUSIC CITY HOLDINGS, LLC, A TEXAS 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:

See Exhibit "A" attached hereto and made a part hereof.

unimproved ☐
This is improved ☒ property, known as 5633 Higdon Road, Joelton, TN 37080
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness John Monts this 18 day of MAY, 2018.

John Monts

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18 day of May, 2018, before me personally appeared John Monts to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 18 day of May, 2018.

Commission Expires: 4-10-22

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of land lying on the East side of Higdon Road and being all of the property described in Book 5925, Page 591, Register's office, Davidson County Tennessee and further described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc. License number 1838, dated May 17, 2000 as follows:

Beginning at a point in the centerline of Higdon Road; said point being the Southwest corner of the Jonathan D. West property of record in Book 9981, Page 131, Register's Office, Davidson County, Tennessee and the Northwest corner of the herein described tract; thence leaving said road, South 67 degrees, 08 minutes East, 699.91 feet to a point; thence South 71 degrees, 41 minutes East, 178 feet to a point thence North 09 degrees 42 minutes West, 430.00 feet to a point; thence North 78 degrees, 00 minutes East, 200.00 feet to a point; thence South 09 degrees, 57 minutes East, 471.00 feet to a point; thence South 74 degrees, 00 minutes West, 124.00 feet to a point; thence South 45 degrees, 00 minutes West, 97.00 feet to a point; thence South 09 degrees, 42 minutes East, 26.00 feet to a point; thence South 31 degrees, 00 minutes East, 142.00 feet (Calc.) to a point; thence North 86 degrees, 50 minutes West, 270.00 feet to a point in the Southeast corner of the Ralph Meadows property of record in Book 5925, Page 691. Register's Office, Davidson County, Tennessee; thence North 09 degrees, 00 minutes East 242.00 feet to a point; thence North 66 degrees, 56 minutes West, 692.27 feet to a point in the centerline of Higdon Road, thence along said centerline of said road, North 00 degrees, 15 minutes West, 50.00 feet to the point of beginning, together with the right of ingress and egress of a Joint Driveway called Cotton Patch Road of record in Book 7709, Page 613, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John Monts, unmarried by Cash Deed for Tennessee deed from The Secretary of Housing and Urban Development, of Washington DC., of record in Instrument No. 20140929-0089411 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on September 29, 2014.

True Copy Certification

I, Christy Jones, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Christy Jones
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Christy Jones who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Danielle Chandler
Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022