Bill Garrett Davidson County
Batch# 95420 DEEDWARR
05/22/2018 10:47:11 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20180522-0048914

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me this 18th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Music City Holdings, LLC 3822 Hutson Avenue Nashville, TN 37216	New Owner	061-14-0001.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kimberly A. Armstreet, now known as Kimberly Armstreet Adkins, Married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Music City Holdings, LLC, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 240 and North 10 feet of Lot No. 241 on the Plan of Maplewood Heights Second Subdivision of record in Plat Book 547, Page (s) 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William E. Armstreet, Jr. and wife, Kimberly A. Armstreet by Warranty deed from Jennifer J. Neuru of record in Book 9638, page 210, Register's Office for Davidson County, Tennessee, dated March 31, 1995 and recorded on April 05, 1995. William E. Armstreet, Jr having since died on August 19, 2012 leaving said property to Kimberly A. Armstreet, now Adkins.
By signing below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other martial interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3822 Hutson Avenue, Nashville, Tennessee 37216

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.

Witness my/our hand(s) this 18th day of May, 2018.

Kimberly Armstreet Adkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kimberly Armstreet Adkins; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of May, 2018.

Notary Public

My Commission Expires: 5/6/2019

