WARRANTY DEED

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,590.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Holdings, LLC	SAME	07211032800
(NAME)	(NAME)	
1512 Litton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT James H. Phillips, Jr. and Juanita Lemetta Porter Jackson, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Music City Holdings, LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plat of Hal Harding land, as of record in Book 843, Page 47, Register's Office for said County.

Said lot No. 15 fronts 50 feet on the south side of Lytton avenue and extends back between lines 170 feet, on the west line and 160 feet on the east line.

Being the same property conveyed to James Haskel Phillips, Jr. by Heirship Affidavit, recorded on May 17, 2017, of record in Instrument No. 20170517-0048791, and Juanita Lemetta Porter Jackson, recorded on May 17, 2017, of record in Instrument No. 20170517-0048792, from Martha Speer Phillips, deceased on May 4, 2004, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Haskel Phillips, a widower by Warranty Deed from John J. Manni & Homer McEwen, recorded on September 18, 1958, of record in Book 91, Page 196, Register's Office for Davidson County, Tennessee.

This is improved property know as 1512 Litton Ave., Nashville, TN 37216.

Bill Garrett Davidson County
Batch# 98470 DEEDWARR
05/31/2018 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $671.88
20180531-0051773

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1512 Litton Avenue Nashville TN 37216

(House Number) (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 Witness our hands 5-23-18.

Juanita Lemetta Porter Jackson

STATE OF Indiana

COUNTY OF Lake

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Juanita Lemetta Porter Jackson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 5·23·18

April D. Casper
Notary Public

My Commission Expires: 4·30·23

APRIL D CASPER
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES APRIL 30, 2023

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 our hands 24 day 2018.

James H. Phillips, Jr.

STATE OF Washington

COUNTY OF Pierce

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, James H. Phillips, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 5/24/2018

Notary Public

My Commission Expires: 04/19/2020

ESTELLIE L GUERRERO NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 4-19-20

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19