WARRANTY DEED

Bill Garrett Davidson County
Batch# 107778 **DEEDWARR**
06/25/2018 10:07:36 AM 2 pgs
Fees: $13.00 Taxes: $634.55

20180625-0060873

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$171,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 086
Music City Holdings LLC	NEW OWNER	GROUP 070
1132 Jacksons View Road		PARCEL 023.00
Hermitage, Tennessee 37076		

For and in 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, we,

Christy Michelle Lancaster, un-married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Music City Holdings LLC

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 Lot No. 62 on the Plan of Jackson's Retreat, Phase 1, Section Two, of record in Plat Book 5200, Pages 334 and 335, Amended in Book 5972, Page 96, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christy Michelle Lancaster by Addidavit of Heirship from the Estate of Margaret Lucille Winter, in Instrument No. 20180625.0060870

further conveyed to Christy Michelle Lancaster by Quitclaim Deed from John Winter in Instrument No. 20180625.0060871

futher conveyed to Christy Michelle Lancaster by Quitclaim Deed from William Winter in Instrument No. 20180625.0060872, Register's Office for said County.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1132 Jacksons View Road, Hermitage, Tennessee 37076.**

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 hand and official seal at office this 31st day of May, 2018.

Christy Michelle Lancaster

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christy Michelle Lancaster, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 2-25-19

MICHAEL K. HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Concord Title
3000 Meridian Blvd Ste 140
Franklin TN 37067

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027