Bill Garrett Davidson County
Batch# 112334 DEEDWARR
07/03/2018 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20180703-0064496

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00

Morgan Hasan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of July, 2018.

Brenda Lewis
Notary Public

MY COMMISSION EXPIRES: 11-8-2021

(AFFIX SEAL)

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emile J. Hasan	Watermark Capital, Inc.	093130Y00200CO
(NAME)	(NAME)	
1208 B Sigler Street	100 Spectrum Center Dr. Ste. 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Music City Investments, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emile J. Hasan, an unmarried man,** 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 Unit B on the plan of Gulch Villas, of record in Exhibit "C" of the Declaration of record in Instrument No. 20160909-0094947, Register's Office for Davidson County, Tennessee to which plan reference hereby made for a more complete description thereof.

Being part of the same property conveyed to Music City Investments, LLC by Quitclaim Deed from Kevin Hyneman, Trustee of the Kevin Hyneman Companies, Inc. Employees Profit Sharing Plan recorded on September 9, 2016, of record in Instrument No. 20160909-0094914, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1208 B Sigler Street, Nashville, TN 37203
(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 my/our hands this 27th day of June, 2018.

MUSIC CITY INVESTMENTS, LLC

J. Trent Lehman
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Trent Lehman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Music City Investments, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent

WITNESS my hand and seal this 27th day of June, 2018.

Notary Public
My Commission Expires: 2/29/2020

WHITNEY LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 13002

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY