Bill Garrett Davidson County
Batch# 119185 DEEDWARR
07/23/2018 11:09:52 AM 3 pgs
Fees: $18.00 Taxes: $862.10
20180723-0071410

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180906

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$233,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19th day of July, 2018.

Notary Public
My Commission Expires: 5/6/19

T. P. BOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

# WARRANTY DEED

**THIS INDENTURE**, made this 19th day of July, 2018, among:

**JOHN MILLER, MARRIED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**MUSIC CITY HOLDINGS, LLC**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot Nos. 169 and 170 on the Plan of Oakwood Park Subdivision of record in Plat Book 421, Page 12, in the Register's**

**Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lots Nos. 169 and 170 adjoin and front together 60 feet on the Easterly side of North Sixth street and runs back between parallel lines 165 feet to an alley.**

**Being the same property conveyed to John Miller, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20110309-0018953 Register's Office for Davidson County, Tennessee, dated March 04, 2011 and recorded on March 09, 2011. (Value of consideration shown in aforementioned deed $41,500.00.) Being also known as 1207 N 6th Street Nashville, Tennessee 37207.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above writte

**John Miller**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, John Miller, the within named bargainor(s), with whom I am personally acquainted (or 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 and official seal this 19th day of July, 2018.

Notary Public
My Commission Expires: 5/6/19

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Pascale Marie Clair Babult Killian**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Pascale Marieclair Babult Killian, the within named bargainor(s), with whom I am personally acquainted (or 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 and official seal this 19th day of July, 2018.

Notary Public
My Commission Expires: 5/6/19

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Owner Name & Property Address:**

Name: Music City Holdings, LLC
Address: 1207 N 6th Street
City, State, Zip: Nashville, TN 37207

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 1207 N 6th Street
City, State, Zip: Nashville, TN 37207

**Tax ID: 071-16-0-220.00**