WARRANTY DEED

Bill Garrett Davidson County
Batch# 122142 DEEDWARR
07/30/2018 09:56:06 AM 2 pgs
Fees: $13.00 Taxes: $584.60

20180730-0073851

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$158,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

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

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 1061
Music City Holding LLC	Same	GROUP 10
4000 Hutson Avenue		PARCEL 7.00
Nashville, Tennessee 37216		

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,

Rex Frazier, a single man

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:

Being the southerly half of Lot No. 223 on the map of Maplewood Heights, Second Subdivision, as of record in Book 547, Pages 103 and 104. Register's Office for Davidson County, Tennessee.

Said part of Lot No. 223 fronts 50 feet on the westerly side of Hutson Avenue and runs back between parallel lines, with the northerly margin of Virginia Avenue, 300 feet to a dead line.

Being the same property conveyed to Rex Frazier by deed from Bryan W. Headley, of record in Instrument No 20040804-0093689, Register's Office for said County, dated July 23, 2004, and Recorded on August 4, 2004

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 **4000 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 hand and official seal at office this 30th day of July, 2018.

Rex Frazier

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rex Frazier, 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 30th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Concord Title/Cool Springs
3000 Meridian Blvd. Suite 140
Franklin, Tennessee 37067

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