Name and Address of New Owner:
Craig Roberts and Doug Brooks
5030 Claude Drive
Smyrna, TN 37167

Send Tax Bills To:
Craig Roberts and Doug Brooks
5030 Claude Drive
Smyrna, TN 37167

This Instrument Prepared By:
Ginger Bone
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 060-16-0-270

Bill Garrett Davidson County
Batch# 127272 DEEDWARR
08/09/2018 04:13:30 PM 4 pgs
Fees: $23.00 Taxes: $619.38
20180809-0078865

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Music City Financial, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Craig Roberts, a married man and Doug Brooks, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 2 on the revised plan of Section One of the Resubdivision of Parts of Lots 3 & 4, Joywood Heights, Section III, as of Record in Book 6050, Page 11, Register's Office for said County and State, to which reference is made for a more complete description.

Being the same property conveyed to Music City Financial, LLC by deed dated August 7, 2018 from Music City Financial, LLC. A Limited Liability Company, of record in Instrument No. 20180809-0078728 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of August, 2018.

Music City Financial, LLC, a Limited Liability Company

By: _____ ,Authorized Signatory

STEVE BERNEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sondra L. Mounggey of the state and county mentioned, personally appeared Steve Bernman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Steve Bernman as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Tennessee, this 7th day of August, 2018.

Notary Signature

Printed Name: Sondra Mounggey

My commission expires:_____

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $167,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of August, 2018.

Notary Public
My commission expires:_____
File No. 2018-331

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

True Copy Certification

I, STEVE BERNEMAN, 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, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Nichole Bagwell

Notary's Signature

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 10/03/18

Notary's Seal (if on paper)