Bill Garrett Davidson County
Batch# 128892 DEEDWARR
08/14/2018 12:14:30 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20180814-0080279

WARRANTY DEED

State of Tennessee)
County of Davidson)

31866

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of August, 2018

Notary Public

My Commission Expires: 05/02/22 (AFFIX SEAL)

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY

ORTALEKELLEY LAW FIRM

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOHN GINTHER	"NEW OWNER"	103-01-0
(NAME)	(NAME)	54.00
6034 Neighborly Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MUSIC CITY PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN GINTHER**, hereinafter called the Grantee(s), his 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 more particularly described as follows:
BEGINNING on a stone in the East boundary line of Cowan Avenue, 129.5 feet north of the corner of Cowan Avenue and John C. Streets and running S 76 50 W 81 feet to a stone; thence, S 2 30 E 75 feet to a stone; thence, N 76 50 E 74 feet to a stone in the West boundary of Cowan Avenue; thence, N 2 30 W with this boundary 75 feet to the beginning, being Lot No. 12 and the south half of Lot No. 14 in the Section VII of the Cowden Subdivision and a part of a tract of land conveyed by John T. Lellyetts to Lilian S. Cowden by deed of record in Book 505, Page 506, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MUSIC CITY PROPERTY SOLUTIONS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY by Deed from ROBERT D. DOUGHER AND WIFE, KIMBERLY R. DOUGHER, of record in Instrument No. 20131127-0121840, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 2540, Page 631, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: **317 Balmy Avenue, Nashville, TN, 37209.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 14th day of August, 2018

MUSIC CITY PROPERTY SOLUTIONS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
KRISTI SEEHAFER, SOLE MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KRISTI SEEHAFER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the SOLE MEMBER of **MUSIC CITY PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2018.

My Commission Expires: 05/02/22

_____
Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

I, the undersigned, 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.

_____
Dee Ray

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Ray who acknowledged that the certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 05/02/22

_____
Notary Public

DANIELLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022