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

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181078

**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 **$101,000.00** 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 30th day of August, 2018.

Notary Public
My Commission Expires: 5/6/19

Karen Y Johnson Davidson County
Batch# 135939 **DEEDWARR**
09/04/2018 10:58:17 AM 3 pgs
Fees: $18.00 Taxes: $373.70

20180904-0087150

# WARRANTY DEED

**THIS INDENTURE**, made this 30th day of August, 2018, among:

## MUSIC CITY HOLDINGS, LLC

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

**AND**

## TRACY STEPHENS

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 No. 32-B on the Plan of Zone Lot Division, Lot No. 32, Lakeshore Woods, Section 3, of record in Plat Book 6250, Page 536, 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 Lot No. 32-B fronts 29.72 feet on the Southerly side of Doriswood Court and extends back 85.38 feet on the Easterly line and 122.51 feet on the Westerly line to a dead line measuring 95.26 feet thereon.**

**Being the same property conveyed to Marshall Lapa and his wife, Tressia Gertrude Lapa by Warranty deed from James H. Nelson and his wife, Sheryll C. Nelson of record in Book 7535, page 342, Register's Office for Davidson County, Tennessee, dated April 30, 1988 and recorded on May 04, 1988. The said Tressia Gertrude Lapa having since died vesting fee simple title unto the husband, Marshall Lapa as surviving tenant by the entirety. (Value or consideration shown in aforementioned deed $58,052.79).**

**Marshall Lapa and his wife, Tressia Gertrude were married at the time they took title to the Premises and were never legally separated or divorced. Tressia Gertrude died on or about April 24, 201 leaving Marshall Lapa as the surviving tenant-by-the-entireties.**

**Being the same property conveyed to Music City Holdings, LLC by deed from Marshall Lapa of record in Instrument No.** 20180904-0089149 **, Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on** 9-4 **, 2018.**

**Being also known as 3407 Doriswood Court Antioch, Tennessee 37013.**

**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 written.

**Music City Holdings, LLC**

**BY:** _____
**Mat Farmer**

**It's President**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mat Farmer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the President of Music City Holdings, LLC.

Witness my hand and official seal this 24th day of August, 2018.

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

_____
Notary Public
My Commission Expires: 5/6/19

**Owner Name & Property Address:**

Name: Tracy Stephens
Address: 3407 Doriswood Ct
City, State, Zip: Antioch, TN 37013

**Responsible Party For Taxes:**

Name: Tracy Stephens
Address: 7101 HARDWOOD LANE
City, State, Zip: COLLEGE GROVE TN 37046

**Tax ID:** 150-07-0-475.00