WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157692 **DEEDWARR**
11/08/2018 02:06:06 PM 2 pgs
Fees: $13.00 Taxes: $351.50

20181108-0110772

J-MCH-18-119-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2018.

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	
214 2nd Ave. N, Ste. 203		**086-11-0A-064.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NOVAHOMEBUYERS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3, Building 1, Raintree Village created under Chapter 27, Title 64 of the Tennessee code Annotated and established by Master deed of record in Book 4753, Page 140, Register's Office for said county and amended and modified by Amendment of record in Book 4980, Page 378, Register's Office for said County and as shown on the revised plan of Phase 2 and 2A, Hermitage Woods Condominium Apartments, as of record in Plat Book 4860, Page 62 through 64, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description of such unit. Garage number 1-3-G, is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Novahomebuyers, LLC, a Tennessee Limited Liability Company by Warranty Deed from Skarlett Justine, married of record in Instrument No. 20181008-0099643, Register's Office for Davidson County, Tennessee, dated October 04, 2018 and recorded on October 08, 2018.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **119 Hermitage Woods Drive, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF OCTOBER, 2018.

Novahomebuyers, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of NOVAHOMEBUYERS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of October, 2018.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212