WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172263 DEEDWARR
12/10/2018 11:27:55 AM 2 pgs
Fees: $13.00 Taxes: $464.35

20181210-0120023

BETHANY D. SCOTT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Holdings, LLC	new owner	13301020000
(NAME)	(NAME)	
500 Elgin Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Elizabeth Gasho and Gina Koger, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Music City Holdings, LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being parts of Lots Nos. 420 and 421 on the Map of Sunrise Heights, Second Plan, of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 420 and 421 adjoin and together front 100 feet on the westerly margin of Calhoun Avenue (now Saindon Street) and run back between parallel lines 75 feet to a dead line, which measures 100 feet.

Being the same property conveyed to Roy Edward Qualls, unmarried by Deed from Robert P. Sparkman and wife, Edwina Sparkman, recorded on March 2, 1989, of record in Book 7784, Page 441, Register's Office for Davidson County, Tennessee.

The said Roy Edward Qualls died on January 25, 2017 without a will, unmarried and survived by two daughters, Elizabeth Gasho and Gina Koger. By Affidavit of Heirship, dated August 10, 2017, the said property vests Elizabeth Gasho and Gina Koger as the heirs-at-law of Roy Qualls, deceased, of record in Instrument No. 20170810-0081968, Register's Office of Davidson County, Tennessee.

This is improved property known as 500 Elgin Street, Nashville, TN 37211.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 500 Elgin Street Nashville TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands 11/27/18.

Elizabeth Gasho By: John A. Bell Jr Attorney in Fact

Gina Koger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Gina Koger with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 11/27/18.

Notary Public

My Commission Expires: 3-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney in Fact for Elizabeth Gasho, the within named bargainor, and he as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Elizabeth Gasho by himself as said Attorney In Fact.

Witness my hand and official seal on 11/27/18.

Notary Public

My Commission Expires: 3-8-2021