This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 174745 DEEDWARR
12/17/2018 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $591.63
20181217-0122354

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 159,900.00

Affiant Signature

Subscribed and sworn to before me on this the 29th day of November, 2018

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Wolhuter Properties, LLC
5400 Chenannceau Blvd., Apt. 129
Little Rock, AR 72223
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 07115012300

WARRANTY DEED

18NT00699

Effective the 29th day of November, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MUSIC CITY FINANCIAL, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

WOLHUTER PROPERTIES, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A lot or parcel of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Meridian Street at a point 50 feet south of the southeast corner of the property conveyed to Jessee B. Dillard by deed from Mrs. Eugenia F. Bowie, of record in Book 1536, Page 549, Register's Office, for said County: thence westwardly and parallel with Dillard's southerly line, 140 feet; thence southwardly 50 feet; thence eastwardly 140 feet to the westerly margin of Meridian Street; thence with said Street northwardly 50 feet to the beginning.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from David Welch as recorded 12-11-2018 as Instrument No. 20181211-0120544.

Being the same property conveyed to David J. Welch et ux Bonnie V. Welch, by Quit Claim Deed from William A. Verich, Trustee, dated 06/04/1999 and recorded 06/10/1999 in Book 11523, page 430, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1306 Meridian St., Nashville, TN 37207.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 29th day of November, 2018

Edward Zamora, representative of Music City Financial, LLC

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Edward Zamora, representative of Music City Financial, LLc, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 29th day of November, 2018.

Notary Public

My commission expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

201812170122354

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03/01/2022

Notary's Seal:

