PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Y Johnson Davidson County
Batch# 175049 DEEDWARR
12/17/2018 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $8,787.50
20181217-0122628

W & I Ref: (DM) Title No.: 60211

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Born in Music City LLC 2021 Fransworth Drive Nashville, TN 37205	Born in Music City LLC 2021 Fransworth Dr Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 116020B01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Blair Hollis and Christina Hollis, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Born in Music City LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hill Place of record in Book 7900, page 913, amended in Book 10058, page 112, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Blair Hollis and spouse, Christina Hollis by Warranty Deed from H. G. Hill Realty Company a Tennessee corporation, dated June 28, 1996 and recorded on July 2, 1996 of record in Book 10107, page 222, Register's Office for Davidson County, Tennessee

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 913, amended in Book 7900, pages 923 through 930, as amended by Surveyors Certificate of Correction of record in Book 10058, page 112, said Register's Office, which Plan shows minimum set back lines and easements to which Plan reference is hereby made for a more complete description. Easement to Spring Communications Company, L.P. for permanent telecommunication easement of record in Instrument No. 20140114-0003778, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20010510-0048634, Instrument No. 20000322-0029124, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Christina Hollis by J. Blair Hollis pursuant to a Power of Attorney executed by her on the 14th day of December, 2018, of record in Instrument No. 201812170122627, Register's Office for Davidson, County, Tennessee.

This is improved property, known as 2021 Fransworth Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of December, 2018

J. Blair Hollis

J. Blair Hollis

Christina Hollis by J. Blair Hollis attorney-in-fact

Christina Hollis by J. Blair Hollis, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 17th day of December, 2018, before me the undersigned authority, personally appeared **J. Blair Hollis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. Blair Hollis** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Christina Hollis**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2018.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,375,000.00.

Affiant

Sworn and subscribed before me this 17th day of December, 2018.

My Commission Expires: July 24, 2022

Heather R. Hunter

Notary

HEATHER R. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Quin Segall, 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.

Quin Segall
Signature

Personally appeared before me, Mary Clifton, a notary public for this county and state, Quin Segall 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: November 14, 2021
Notary's Seal

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: NOVEMBER 14, 2021