WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Music City Financial, LLC	Music City Financial, LLC	115 01 0 051.00
(NAME)	(NAME)	
828 Royal Pkwy., Ste. 204	828 Royal Pkwy Ste 204	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christopher Bullington, Successor Trustee of the Laurence R. Fox 1995 Living Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Financial, LLC**, a Texas limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that tract or parcel of land located in the County of Davidson, State of Tennessee, and described as follows:

Being Lot No. 241 on the Plan of Addition of West Meade Hills, as of record in Book 3600, Page 18 and amended as Instrument No. 20030311-0032275, Register's Office for said County.

Said Lot No. 241 fronts 173.28 feet on the east side of Rhonda Lane, as measured around a curve, and extends back 297.53 feet on the north line and 255 feet on the south line, to a dead line in the rear on which it measures 105.15 feet.

Being the same property conveyed to Laurence R. Fox and Beatrice H. Fox, as joint tenants with right of survivorship by Warranty Deed from The Kroger Co., a Corporation organized and existing under and by virtue of the laws of the State of Ohio dated March 2, 1977 and recorded March 14, 1977 in Book 5124, Page 43, in said Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 175194 **DEEDWARR**
12/18/2018 10:34:43 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181218-0122837

File Number: GRN-189682SSO

Being the same property conveyed to Laurence R. Fox by Quit Claim Deed from Stanly T. Snodgrass, Trustee dated October 27, 1992 and recorded November 3, 1992 in Book 8775, Page 686, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to The Laurence R. Fox 1995 Living Trust by Quit Claim Deed from Laurence R. Fox dated October 17, 1995 and recorded October 18, 1995 in Book 9831, Page 553, in said Register's Office for Davidson County, Tennessee. The said Laurence R. Fox having died on April 6, 2016 , pursuant to the terms of the Laurence R. Fox 1995 Living Trust, Christopher Bullington was named successor trustee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 775 Rhonda Ln, 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 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 this 12th day of December, 2018.

Christopher Bullington as Successor Trustee of the Laurence R. Fox 1995 Living Trust, by his attorney-in-fact, Jodi Jackson

Christopher Bullington as Successor Trustee of the Laurence R. Fox 1995 Living Trust, by his Attorney-in-Fact, Jodi Jackson

Power of Attorney recorded contemporaneously herewith as Instrument No. 20181218-0122836, in the Register's Office for Davidson County, Tennessee.

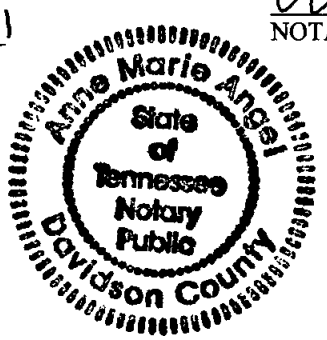
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared **Jodi Jackson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Christopher Bullington, Successor Trustee of the Laurence R. Fox 1995 Living Trust**, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of **Christopher Bullington, Successor Trustee of The Laurence R. Fox 1995 Living Trust,** for the purposes therein contained.

Witness my hand and seal of office, at office, this 12th day of December, 2018.

Anne Marie Angel
NOTARY PUBLIC

My Commission Expires: 3/8/2021



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