WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180038 DEEDWARR
01/03/2019 10:08:22 AM 2 pgs
Fees: $13.00 Taxes: $224.40

20190103-0000609

J-AS-18-1349-H

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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) **214 2nd Avenue North Suite 203**	(NAME)	**050-03-0-051.00**
(ADDRESS) **Nashville, TN 37201**	(ADDRESS)	
(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, **OFUMENGBE NATASHA ASEMOTA AS EXECUTRIX AND AS DEVISEE,** 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 Lot No. 47-A on the Plan of Zone Lot Division, Lots 46 through 49, Bellshire Terrace, Section One, Phase Two of record in Plat Book 6250, Pages 179 and 180, as amended in Book 6900, Page 390, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Louis Hughley and wife, Mary Hughley, as tenants by the entirety by Warranty deed from Charles Mulle and wife, Katie Mulle of record in Book 8774, page 175, Register's Office for Davidson County, Tennessee, dated October 28, 1992 and recorded on November 03, 1992. Mary Hughley having since died on July 10, 2011 leaving Louis Hughley as the surviving tenant by the entirety. The said Louis Hughley having since died testate on July 25, 2018 vesting Ofumengbe Natasha Asemota, as Executrix, with authority to sell said property, as noted in The Last Will and Testament of Louis Hughley filed in Probate Case No. 18P1827, Davidson County Tennessee Circuit Court, Probate Division.

**Said property is not the principal residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 179 and 180, amended in Plat Book 6900, Page 390, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6479, Page 764, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1349 Bellshire Terrace Dr., Nashville, Tennessee 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 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 28th DAY OF DECEMBER, 2018.

Ofumengbe Natasha Asemota (Individually)

The Estate of Louis Hughley

By: Ofumengbe Natasha Asemota, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OFUMENGBE NATASHA ASEMOTA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of December 2018, before me personally appeared OFUMENGBE NATASHA ASEMOTA, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Executrix for The Estate of Louis Hughley, the within named bargainor, an Estate, and that he/she as such Executrix executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of December, 2018.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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