Karen Johnson Davidson County
Batch# 195240 DEEDWARR
02/14/2019 10:05:31 AM 4 pgs
Fees: $23.00 Taxes: $629.00
20190214-0013811

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Brenda Huntsman
Affiant

GINGER ASHBY DICKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 12th day of February, 2019.

Notary Public:
My Commission Expires: 7/19/2021

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Music City Holdings, LLC 4000 Fuller Dr Ste200 Irving, TX 75038-4552	Send Tax Bills To: New Owner	Map/Parcel Number: 059-01-0-015.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Izora Lee Hurd-Baker and Rhonda Hardy and Sandra Harbour Bosley and Letealia M. Reid Scott and James C. Lee and Grizelda Lee Stroud and Alfred R. Lee and Gabrielle Lee and Carmita Dunn Boyd and Tyrel Dunn Davis and Jeri F. Dunn Mason and Ann Royza Harbour,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Music City Holdings, LLC, a Texas limited liability company,** hereinafter called the Grantee(s), his/her/their 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. 15 on the Plan of R.B. Beal Subdivision of record in Book 3700, Page 102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Alfred D. Davis and wife, Lucy Mai Davis, by Warranty Deed from Howard B. Moore and wife, Margie M. Moore, dated 10/25/71 and recorded 10/29/71 in Book 4549, Page 181, in the Register's Office of Davidson County, Tennessee. The said Alfred D. Davis having since predeceased Lucy Mai Davis on February 3, 1986.

The said Lucy Mai Davis having since died April 9, 1986 and by her Last Will and Testament filed in Will Book 154, Page 249, in the Probate Court for Davidson County, Tennessee, she devised her property to Mary P. Harbour, Lora Lee Bibbs, Alfred D. Lee, Izora Lee Hurd (also known as Izora Lee Hurd-Baker), Leithelia Frances Dunn (also known as Leithlia Frierson), James Clarence Lee and Grizeldra Yvonne Lee (also known as Grizeldra Stroud). See Affidavits of Heirship recorded 12/22/88 in Book 7735, Pages 402-408, said Register's Office.

The said Mary P. Harbour having since died intestate on 5/18/10, thereby vesting her interest in subject property in her heirs at law, Letealia M. Reid-Scott, Sandra Harbour Bosley, and Ann Royza Harbour. See Affidavits of Heirship of record in Instrument No. 20190214-0013797, —, —, said Register's Office.

The said Lora Lee Bibbs having since died intestate, on March 28, 2003, thereby vesting her interest in subject property in her heirs at law, Izora Hurd, Mary P. Harbour, Leithelia Frierson, James Lee, Grizelda Stroud, Alfred Lee and Gabriella Lee pursuant to Petition for Letters of Administration filed 6/27/03 under Case No. 03P1039 in the Probate Court for Davidson County, Tennessee. The Estate was property administered and closed by Order filed 7/5/06.

The said Alfred D. Lee having since died intestate on 4/25/93, thereby vesting his interest in subject property to his heirs at law, Alfred Lee and Gabriella Lee. See Affidavits of Heirship of record in Instrument No. 20190214 .0013795 _____, said Register's Office.

The said Leithlia Frances Dunn, aka Leithlia Frierson having since died intested on 8/6/15, thereby vesting her interest in subject property in her heirs at law, Rhonda Hardy, Carmita Dunn Boyd, Tyrell Dunn Davis, and Jeri F. Dunn Mason. See Affidavits of Heirship of record in Instrument Nos. 20190214. 0013796 _____, _____, _____, said Register's Office.

Power of Attorney for Letealia M. Reid Scott dated 9/25/17 of record in Instrument No. 20190214. 0013800, said Register's Office.

Power of Attorney for Sandra Harbour Bosley dated 9/27/17 of record in Instrument No. 20190214. 0013801, said Register's Office.

Power of Attorney for Ann Royza Harbour dated 9/5/17 of record in Instrument No. 20190214. 0013802 said Register's Office.

Power of Attorney for James C. Lee dated 10/9/17 of record in Instrument No. 20190214. 0013803, said Register's Office.

Power of Attorney for Grizeldra Lee Stroud dated 9/22/17 of record in Instrument No. 20190214. 0013810, said Register's Office.

Power of Attorney for Alfred R. Lee dated 10/16/17 of record in Instrument No. 20190214.0013804, said Register's Office.

Power of Attorney for Gabrielle Lee dated 9/25/17 of record in Instrument No. 20190214. 0013805, said Register's Office.

Power of Attorney for Carmita Dunn Boyd dated 9/25/17 of record in Instrument No. 20190214. 0013806, said Register's Office.

Power of Attorney for Tyrel Dunn Davis dated 10/6/17 of record in Instrument No. 20190214. 0013807 said Register's Office.

Power of Attorney for Jerri F.Dunn Mason dated 10/11/17 of record in Instrument No. 20190214. 0013808, said Register's Office.

Power of Attorney for Rhonda Hardy dated 9/21/17 of record in Instrument No. 20190214. 0013809 said Register's Office.

This conveyance is subject to:

Subject to all existing easements and all matters shown on plat of record in Plat Book 3700, Page 102, Register's Office of Davidson County, Tennessee.

Subject to Sanitary Sewer Easement of record in Book 7663, Page 744, in the Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 6133 Beals Lane, Nashville, TN 37218

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 12th day of February, 2019.

Izora Lee Hurd-Baker also known as Izora Lee Hurd
Izora Lee Hurd-Baker also known as Izora Lee Hurd

Izora Lee Hurd-Baker as heir of Estate of Lucy Mai Davis
Izora Lee Hurd-Baker, as heir to the Estate of Lucy Mai Davis

Carmita Dunn Boyd by Izora Lee Hurd-Baker as Attorney in Fact
Carmita Dunn Boyd, by Izora Lee Hurd-Baker, as Attorney in Fact

Sandra Harbour Bosley by Izora Lee Hurd-Baker as Attorney in Fact
Sandra Harbour Bosley, by Izora Lee Hurd-Baker, as Attorney in Fact

Rhonda Hardy by Izora Lee Hurd-Baker as Attorney in Fact
Rhonda Hardy , by Izora Lee Hurd-Baker, as Attorney in Fact

Letealia M. Reid Scott by Izora Lee Hurd-Baker as Attorney in Fact
Letealia M. Reid Scott, by Izora Lee Hurd-Baker, as Attorney in Fact

James C. Lee by Izora Lee Hurd-Baker as Attorney in Fact
James C. Lee, by Izora Lee Hurd-Baker, as Attorney in Fact

Grizelda Lee Stroud by Izora Lee Hurd-Baker as Attorney in Fact
Grizelda Lee Stroud, by Izora Lee Hurd-Baker, as Attorney in Fact

Alfred R. Lee by Izora Lee Hurd-Baker as Attorney in Fact
Alfred R. Lee, by Izora Lee Hurd-Baker, as Attorney in Fact

Gabrielle Lee by Izora Lee Hurd-Baker as Attorney in Fact
Gabrielle Lee, by Izora Lee Hurd-Baker, as Attorney in Fact

Tyrel Dunn Davis by Izora Lee Hurd-Baker as attorney in Fact
Tyrel Dunn Davis, by Izora Lee Hurd-Baker, as Attorney in Fact

Jeri F. Dunn Mason by Izora Lee Hurd-Baker as attorney in Fact
Jeri F. Dunn Mason, by Izora Lee Hurd-Baker, as Attorney in Fact

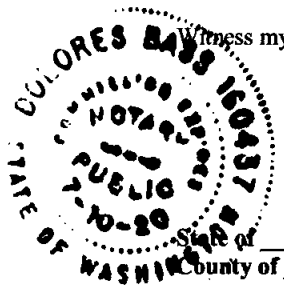
Ann Royza Harbour by Izora Lee Hurd-Baker as Attorney in Fact
Ann Royza Harbour, by Izora Lee Hurd-Baker, as Attorney in Fact

State of WA)

County of King)

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

Witness my hand and official seal, this 12th day of February, 2019.



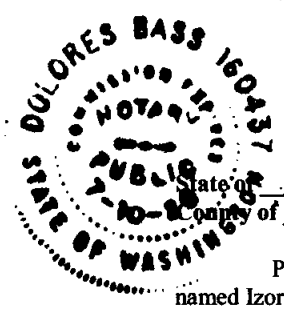
Dolores Bass

Notary Public:
Commission Expires: 7-10-2020

State of WA)
County of King)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Izora Lee Hurd-Baker**, with whom I am personally acquainted and who proved herself to the Heir of the Lucie Mai Davis Estate, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of February, 2019.



Dolores Bass

Notary Public:
Commission Expires: 7-10-2020

State of WA)
County of King)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Izora Lee Hurd-Baker, with whom I am personally acquainted and who proved herself to be the Attorney in Fact of **Carmita Dunn Boyd, Sandra Harbour Bosley, Rhonda Hardy, Letealia M. Reid Scott, James C. Lee, Grizelda Lee Stroud, Alfred R. Lee, Gabrielle Lee, Tyrel Dunn Davis, Jeri F. Dunn Mason, and Ann Royza Harbour**, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of February, 2019.

Dolores Bass

Notary Public:
Commission Expires: 7-10-2020

