This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 196575 DEEDWARR
02/19/2019 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20190219-0014953

State of Tennessee}
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 70,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15th Day of February, 2019

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
The Fixer, Inc.
1026 Stone Hollow Way
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 08103012700

WARRANTY DEED
19NT00079

Effective the 15th day of February, 2019 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, INC.

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

THE FIXER, INC.

Hereinafter called the GRANTEES, 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 Unit B, 2408 14th Avenue Residences as shown in the Declaration of Covenants, Conditions and Restrictions for 2408 14th Avenue Residences of record in Instrument Number 20190208-0012324m 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 Music City Financial, LLC by Warranty Deed from Genorris L. Crawford Clark nka Genorris L. Crawford, a single woman of record as Instrument No. 20190219-0014597 Register's Office for Davidson County, Tennessee dated February 15, 2019 and recorded on February 19, 2019.

Being a part of the same property conveyed to Genorris L. Crawford Clark nka Genorris L. Crawford, a single woman by Quitclaim Deed from Terry W. Clark of record Instrument No. 20100305-0017239 Register's Office for Davidson County, Tennessee, dated February 5, 2010 and recorded March 05, 2010.

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 15th day of February, 2019

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 bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15th day of February, 2019.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

201902190014953

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: 03/21/2022

Notary's Seal:

