WARRANTY DEED

Karen Johnson
Batch# 206153
03/15/2019 09:29:59 AM
Fees: $18.00 Taxes: $1,047.10

Davidson County
DEEDWARR
3 pgs

20190315-0023717

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00.

Kandi E. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holding, LLC	OWNER	Map: 12300008600
(NAME) 214 2nd Avenue North, Suite 203	(NAME) & Same	
(ADDRESS) Nashville, TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-THREE THOUSAND AND NO/100 DOLLARS ($283,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KANDI E. HAYES, TERI R. BOEREMA, AND BRANDON C. HAYES, HEIRS OF THE ESTATE OF TERRY R. HAYES AND KELLY J. MUNIZ, GUARDIAN FOR ALEJANDRO RAYE ZELAYA, HEIR OF THE ESTATE OF ASHLEY NICOLE LOTT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MUSIC CITY HOLDING, LLC, A TEXAS LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described according to an unrecorded survey by Stanford Assoc., Inc. dated June 9, 1972, as follows:

Beginning at a point in the southerly margin of Bakers Grove Road at the nortwest corner of the Smith property; thence with said margin North 56 degrees 07' West 315 feet to an iron pin ; thence leaving Bakers Grove Road, South 07 degrees 56' 05" West 835.57 feet to an iron pin; thence South 84 degrees 39' 56" East 276.69 feet to an iron pin; thence North 07 degrees 56' 05" East 685.03 feet to the point of beginning, and shown as (86) on Plat of Rick Elmore Re-Sub of record in Plat Book 6900, Page 196, said Register's Office.

Being the same property conveyed to Terry R. Hayes, by deed of record in Instrument No. 20061005-0123795, Register's Office for Davidson County, Tennessee. The said Terry R. Hayes died intestate on October 26, 2014 leaving as Sole Heirs the Grantors herein. See also Affidavit of Heirship of record in Instrument No. 20170303-0021300 and Instrument No. 20170303-0021301, said Register's Office. See also Probate No. 15P44 of record in Probate Court of Davidson, County, Tennessee. Also, see Court Order of record in Instrument No. 20170303-0021302.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 196, said Register's Office; (3) Septic Tank & Field Line Easement of record in Book 6858, Page 174, said Register's Office; (4) Soil Absorption Letter of record in Book 7098, Page 651, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1831 Bakers Grove Rd., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 March, 2019.

Estate of Terry R. Hayes

BY: Kandi E Hayes
Kandi E. Hayes, Heir

BY: Teri R. Boerema
Teri R. Boerema, Heir

BY: Brandon C Hayes
Brandon C. Hayes, Heir

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 Kandi E. Hayes, 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 March, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 , Teri R. Boerema, 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 March, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Brandon C. Hayes, 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 March, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness our hands this 7th day of March, 2019.

The Estate of Ashley Nicole Lott

BY: _____
Kelly J. Muniz, Guardian for Alejandro Raye Zelaya

STATE OF INDIANA
COUNTY OF Elkhart

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly J. Muniz, 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 on behalf of Alejandro Raye Zelaya as his/her Guardian.

Witness my hand and official seal this, 7th day of March, 2019.

My Commission Expires: _____
Notary Public

SEAL

SHEILA R. FAETH
NOTARY PUBLIC
State of Indiana, Allen County
My commission expires Aug. 17, 2024
Commission Number 689572