WARRANTY DEED

Karen Johnson Davidson County
Batch# 206157 DEEDWARR
03/15/2019 09:37:49 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20190315-0023725

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 190,000.00.

Affiant

Subscribed and sworn to me on March 14, 2019.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32337

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Music City Holdings, LLC 2104 Geneiva Drive Nashville, TN 37216	Same as New Owner	072-8-079

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sybil Moore, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Music City Holdings, LLC, a Texas limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Geneiva Heights, of record in Book 2083, page 65, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 13, fronts 54 feet on the southerly margin of Geneiva Drive, and extends back 159.35 feet on the westerly side and 203.7 feet on the easterly side to a line in the rear on which it measures 105 feet.
>
> Being the same property conveyed to Sybil Moore, an unmarried person, by a Warranty Deed dated October 25, 1971 and record October 27, 1971, from Terry L. Spann and wife, Charlotte, L. Spann, of record in Book 4548, page 244, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 2104 Geneiva Drive, Nashville, TN 37216.

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

GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 14th day of March, 2019.

Sybil Moore By Joyce Jones, Attorney in fact

Sybil Moore, By: Joyce Jones, Attorney In Fact

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 Joyce Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Sybil Moore, as her Attorney in Fact, as the free act and deed of the within named Sybil Moore.

Witness my hand and official seal on March 14, 2019.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

