WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-6-2020

A-VRES-19-65-2

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)
Jeffery S Miller and Julie E Miller	**New Owner**	
(NAME)	(NAME)	**093-16-0-136.00**
322 Greenway Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFERY S MILLER AND JULIE E MILLER, HUSBAND AND WIFE,** 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. 166 on the Plan of Maury and Claiborne's Addition, of record in Plat Book 21, Pages 84 and 85, 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 John William Berry Thompson, III and wife, Carolyn K. Thompson, joint tenants by the entirety by Warranty Deed from Terry L. Kemp and David W. Shacklett, of record in Instrument No. 20000410-0035827, Register's Office for Davidson County, Tennessee, dated April 07, 2000 and recorded on April 10, 2000. The said John William Berry Thompson, III having since died on June 1st, 2000, leaving his wife, Carolyn K. Thompson, as the surviving tenant by the entirety.

Being the same property conveyed to Carolyn K. Thompson, Trustee, and her successors in trust, of The Carolyn K. Thompson Revocable Living Trust by Quitclaim Deed from Carolyn K. Thompson, of record in Instrument No. 20040608-0067766, Register's Office for Davidson County, Tennessee, dated May 21, 2004 and recorded on June 08, 2004.

The said Carolyn K. Thompson a/k/a Eva Carolyn Thompson having since died on October 20th, 2018, pursuant to the terms of The Carolyn K. Thompson Revocable Living Trust, Carol Satterfield became the Successor Trustee.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed from Carol Satterfield, Successor Trustee of The Carolyn K. Thompson Revocable Living Trust, of record in Instrument No. 20190319.0024699, Register's Office for Davidson County, Tennessee,

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years a lien not yet due and payable.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
- Subject to all matters shown on the Plan of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **65 Maury St., Nashville, Tennessee 37210**.

Karen Johnson Davidson County
Batch# 207220 **DEEDWARR**
03/19/2019 08:59:11 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20190319-0024700

Warranty Deed

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 15th DAY OF MARCH, 2019.

Music City Financial, LLC, a Texas Limited Liability Company

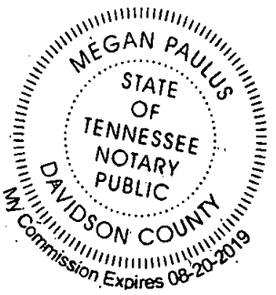
BY: _____
Edward Zamora
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD ZAMORA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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