WARRANTY DEED

Karen Johnson Davidson County
Batch# 208277 DEEDWARR
03/21/2019 10:04:02 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20190321-0025662

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Holdings LLC	New Owner	15005000700
(NAME)	(NAME)	
2912 Kinwood Drive	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, I Evan Woodson, 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), their assigns, a 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. 99 on the Plan of Section One, Forest View Park, of record in Plat Book 3700, Page 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 99 fronts 85.0 feet on the east side of Kinwood Drive and extends back 145.0 feet on the north line and 145.0 the south line to a dead line measuring 85.06 feet thereon.

Being the same property conveyed to Evan Woodson by Warranty Deed from Anita Patriece Lee, an unmarried woman dated November 30, 2016 and recorded December 16, 2016 of record in Instrument No. 201612160132286, Register's Office for Davidson County, Tennessee.

Subject to a ll matters shown on the plat of record in Plat Book 3700, Page 109 and 110; Covenants, conditions, restrictions and easements, if any, recorded as Book 4115, Page 674, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

unimproved ☐

This is improved ☒ 2912 Kinwood Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 380736
Warranty Deed TN

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; 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), his/her/their 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.

Effective the 19th day of March, 2018.

By: _____
Evan Woodson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evan Woodson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of March, 2019.

_____
Notary Public:
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

