Karen Johnson Davidson County
Batch# 214120 DEEDWARR
04/04/2019 11:50:53 AM 2 pgs
Fees: $13.00 Taxes: $488.40
20190404-0030782

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1476

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/22/2021

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
MUSIC CITY HOLDINGS LLC **214 2nd Avenue North, Suite 203** **Nashville, TN 37201**	**S A M E**	**044-00-0-003.00**

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, PATRICIA JOAN CATES, an unmarried person**

HEREINAFTER CALLED THE GRANTOR(S), 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 HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, and described as follows, to-wit:

BEING part of Lot No. 17 on the Plan of Nashville Industrial Corporation Subdivision, as of record in Book 1130, Page 46, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of a 50-foot roadway, at the northeast corner of the property conveyed to B. E. West and wife, by deed from L. L. Clark and wife; thence with the margin of said Roadway, South 50 deg. 07' East 81 feet to a point; thence South 42 deg. 53' West 815 feet more or less, to a fence line; thence with said fence, North 37 deg. 17' West 81 feet, more or less to a corner of the B. E. West Lot; thence with the east line of the same, North 42 deg. 53' East 795.1 feet, more or less, to the point of beginning.

BEING the same property conveyed to Patricia Joan Cates by Quitclaim Deed (pursuant to terms of Final Decree of Divorce, Wilson County Circuit Court Case No. 2010-DV-618) from Harold Wayne Cates, Sr., dated 10/31/12 and recorded 1/4/13 in Instrument Number 20130104-0001296; and the same property previously conveyed to Harold Cates and wife, Joan Cates by Warranty Deed from Barbara Hampton, Executrix of the Estate of Amie Adele Gooding, dated 1/11/00 and recorded 1/13/00 in Instrument Number 20000113-0004648, Register's Office for Davidson County, Tennessee.

This is improved property known as 106 Scenic View Road, Old Hickory, Tennessee 37138

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 aid 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 my hand this 29 **day of March, 2019.**

Patricia Joan Cates

PATRICIA JOAN CATES

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 PATRICIA JOAN CATES, the bargainor, 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 for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th **day of March, 2019.**

Marka L. Nettle

Notary Public

My Commission Expires: 12/22/2021

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY