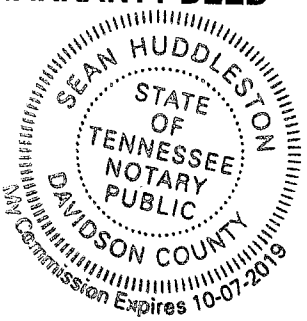
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 10/7/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Financial, LLC	Music City Financial, LLC	Map 161-03-0 Parcel 117.00
(NAME)	(NAME)	
7703 North Lamar Blvd #205	7703 North Lamar Blvd #205	Karen Johnson Davidson County Batch# 229234 DEEDWARR 05/13/2019 02:18:30 PM 3 pgs Fees: $18.00 Taxes: $536.50 20190513-0044783
(ADDRESS)	(ADDRESS)	
Austin, TN 78752	Austin, TN 78752	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Kristen C. Hartmann, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC,** hereinafter called the GRANTEES, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 40 on the Plan of Section Two, McMurray Meadows of record in Plat Book 4955, page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristen Colleen Hartmann by Quitclaim Deed from Shane Mac Hartmann dated December 30, 2009 of record in Instrument Number 20091230-0118480, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2019 and subsequent years a lien, but not yet due and payable.

All matters found on a plan of record in Plat Book 4955, page 58, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, and all easements for public utitlies.

unimproved ☐

This is improved ☑ property, known as 5121 Parrishwood Ct., Nashville, TN 37211
(House Number) (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 my/our hands this 10th day of May, 2019.

Kristen Colleen Hartmann by Jennifer R. Pierce as Attorney in Fact

Kristen Colleen Hartmann by Jennifer R. Pierce as Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Jennifer R. Pierce, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument on behalf of Kristen Colleen Hartmann, and acknowledged that she executed the same as the free act and deed of the said Kristen Colleen Hartmann, and for the purposes there in contained by virtue of a Power of Attorney duly executed by the said Kristen Colleen Hartmann, and appearing of record in Instrument Number 201905130044782 in the Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal this 10th day of May, 2019.

Notary Public Judy Jacobs
My Commission Expires: 1-20-20

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

File No.: 201905011

CERTIFICATE OF AUTHENTICITY

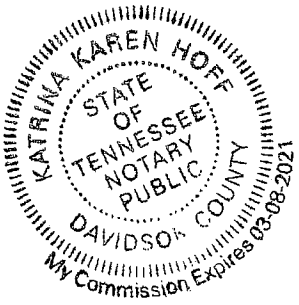
I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: