This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 234215 DEEDWARR
05/23/2019 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20190523-0049088

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 95,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15th day of May, 2019

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

NAME AND ADDRESS OF PROPERTY OWNER
Music City Financial, LLC
7703 North Lamar Blvd., #205
Austin, TX 78752
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 14808024700

WARRANTY DEED

19NT00343

Effective the 15th day of May, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARK FLIPPEN, CHARLES, FLIPPEN, AND TONYA FERRYMAN

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, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Section Ten, Terragon Trails, of record in Book 5190, Page 173, Register's Office for Davidson County, Tennessee. Said Lot No. 186 fronts 35.00 feet on the Northeasterly margin of the cul-de-sac at the terminus of Xavier Court and extends back 124.22 feet on the Westerly line and 133.15 feet on the Southerly line to a dead line in the rear, measuring 195.00 feet thereon.

Being the same property conveyed to Mark Flippen, Charles Flippen and Tonya Ferryman, by Affidavit of Heirship recorded as Document No. 20190418-0035679; Document No. 20190418-0035680 and Document No. 20190418-0035681, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Theresa L. Flippen, by Quit Claim Deed from Mark A. Flippen and Theresa L. Flippen through Gay Lisa Levine, Trustee, dated 09/20/1985 and recorded 01/07/1986 in Book 6757, page 462, Register's Office for Davidson County, TN.

This is an improved property commonly known as 809 Xavier Ct, Antioch, TN 37013.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15th day of May, 2019

Mark Flippen

Charles Flippen

Tonya Ferryman

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mark Flippen, Charles Flippen, and Tonya Flippen, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15th day of May, 2019.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

201905230049088

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.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: