Karen Johnson Davidson County
Batch# 248121 DEEDWARR
06/25/2019 12:53:30 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20190625-0061384

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me this 24th day of June, 2019.

Notary Public
My commission expires: 9/25/19

VENTRESSIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Music City Financial LLC 7703 North Lamar Blvd. #205 Austin, TX 78752	Music City Financial LLC 828 Royal Pkwy, #204 Nashville, TN 37214	012-03-0-008

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Mattie Lee Greer Boykin, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Music City Financial LLC, a** Texas **Limited Liability Company,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the Plan of Grizzard Manor Section II as of record in Book 4600 Page 17 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 14 fronts 1478.75 feet on the southwesterly margin on Sunnyslope Drive and extends back 352.1 feet on the northwesterly line and 362.4 feet on the southeasterly line to a broken line in the rear measuring 138.5 feet therein.

Being the same property conveyed to Gary L. Williams by deed from Alphonso Jackson Secretary of Housing and Urban Development of record in Instrument No. 20061005-0124038 Register's Office for Davidson County, Tennessee. Gary L. Williams died intestate April 23, 2019 leaving Mattie Lee Greer Boykin as his only heir as evidenced by Affidavit of Heirship of record in Instrument No. 20190513-0044763 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Grizzard Manor Section II of record in Book 4600 Page 17 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2009 Sunnyslope Lane, Goodlettsville, TN 37072

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of June, 2019.

Mattie Lee Greer Boykin by

Mattie Lee Greer Boykin, by Stephanie Williams, Her Attorney-in-fact

Stephanie Williams Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of June, 2019, before me personally appeared Stephanie Williams to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mattie Lee Greer Boykin acknowledged that such person executed the same as the free act and deed of Mattie Lee Greer Boykin.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

File No.: 11049

Certificate of Authenticity

I, Ashlee D Page, 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 according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019