Name and Address of New Owner:
Music City Holdings, LLC
891 Rodney Drive, Nashville, TN 37205

Send Tax Bills To:
Music City Holdings, LLC
891 Rodney Drive, Nashville, TN 37205

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 115-05-0-00400

Karen Johnson Davidson County
Batch# 250510 DEEDWARR
06/28/2019 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20190628-0063285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Estate of William Baty**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings, LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 78 on the Plan of West Meade Hills, Section 3, as of record in Book 3300, Page 8.

Said Lot No. 78 fronts 205 feet on the westerly side of Rodney Drive and extends back 162.05 feet on the southerly line and 269.6 feet on the northerly line, to a dead line, measuring 228.15 feet.

Being the same property conveyed to William Baty and wife, Mildred B. Baty by Warranty Deed from Richard Eimas and wife, Joan D. Eimas, recorded on August 08, 1972, and of record in Book 4626, Page 38, Register's Office for Davidson County, Tennessee.
William Thomas Baty, predeceased by his wife, Mildred B. Baty, died on May 29, 2011, leaving his son, William G. Baty as Alternate Executor by last Will and Testament dated March 3, 1979, and admitted to the Probate Division of of the Seventh Circuit Court for Davidson County, Docket No. 11P-929, filed on June 14, 2011. Next-of-kin pursuant to the statues of intestate succession are: William G. Baty, Carol J. Baty Atwood, and Phillip Beard Baty.

This is improved property known as 891 Rodney Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2019.

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 27 day of June 2019, by Carol J Atwood only
☐ who is personally known to me or ☒ has produced FL Dr Lic A330 104 36 230 as identification.

Signature of Notary Public Amy Portilla
Print, Type/Stamp Name of Notary

Estate of William Baty

By: _____ (SEAL)
William G. Baty, Individually and as Executor

By: _____ (SEAL)
Carol J. Baty Atwood, Individually

By: _____ (SEAL)
Phil Beard Baty, Individually

AMY PORTILLA
Notary Public – State of Florida
Commission # GG 132907
My Comm. Expires Aug 9, 2021
Bonded through National Notary Assn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2019, before me personally appeared William G. Baty, ,Carol J. Atwood and Phil Baty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2019.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, William G. Baty with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor of The Estate of William Baty, the within named bargainor, and he as such Executor being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of The Estate of William Baty by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of June, 2019.

My Commission Expires:

NOTARY PUBLIC

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Loudern, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 12.03.19

