RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW190726

Karen Johnson Davidson County
Batch# 251836 DEEDWARR
07/02/2019 11:46:04 AM 3 pgs
Fees: $18.00 Taxes: $999.00

20190702-0064510

WARRANTY DEED

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2019.

NOTARY PUBLIC

My commission expires: 3-7-23

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings, LLC a Texas Limited Liability Company 933 McClurkin Ave Nashville TN 37206	Same address as new owner	072-13-0-020.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NASH BNB LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY HOLDINGS, LLC A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Trevecca Subdivision of Renraw, as of record in Plat Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Nash bnb, LLC, by Quitclaim Deed from David James Lawver, aka David Lawver, a single man, dated 9/28/2017, recorded 10/2/2017, of record in Instrument No. 20171002-0100773, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to David Lawver, a single man, by Warranty Deed from Stout Street Fund I, LP, dated 12/11/2015, recorded 12/15/2015, of record in Instrument No. 20151215-0125951, said Register's Office.

Property more commonly known as 933 McClurkin Avenue Nashville, TN 37206.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

the parties, and the payment [illegible]

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of June, 2019.

NASH BNB, LLC,

BY: owner
Its:

STATE OF California
COUNTY OF Santa Clara

Personally appeared before me, a Notary Public, of said County and State, Bao Ngoc Le Ho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be David Lawver of **Nash BNB, LLC**, the within named bargainor and that he/she as such IIS Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the company by themselves as, Nash BNB, LLC

WITNESS my hand and seal, this the 28th day of June, 2019.

Notary Public

Bao Ngoc Le Ho
Printed Notary Name

My commission expires: 10/14/2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Santa Clara ss.
On 6/28/2019 before me, Bao Ngoc Le Ho, Notary Public, personally appeared David Lawver who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

BAO NGOC LE HO
COMM. # 2126802
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. OCT. 14, 2019