Karen Johnson Davidson County
Batch# 253221 DEEDWARR
07/05/2019 03:15:01 PM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20190705-0065961

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $546,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2019.

Notary Public

My commission expires:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
George S. Wolfson and Colette Wolfson	new owners	116-03-0M-400.00-CO
4120 Ridgefield Drive #400		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Music Court Trust

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

George S. Wolfson and Colette Wolfson, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 400, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Gary Haber, Trustee of the Music Court Trust by Warranty deed from Kenner Development Company, LLC, a Georgia limited liability company of record in

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-2S-19-4120-400

Instrument No. 20100330-0023734 Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on March 30, 2010.

This is **improved** property known as **4120 Ridgefield Drive #400, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its assigns and successors, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of June, 2019.

Music Court Trust, dated March 20, 2010

Ronnie Phillips

Ronnie Phillips, Trustee

STATE OF TEXAS
COUNTY OF Cooke)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ronnie Phillips, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Trustee of the Music court Trust, dated March 20, 2010 and that as Trustee he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of June, 2019.

Patricia L Young

Notary Public
My Commission Expires: 2-21-23

PATRICIA L YOUNG
Notary ID #5065341
My Commission Expires
February 21, 2023

SolomonParks File No. 19-000279-525