# WARRANTY DEED

Karen Johnson Davidson County
Batch# 254426 DEEDWARR
07/10/2019 10:54:39 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20190710-0067135

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY 2019.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**The Closing Company Title & Escrow LLC**
**8005 Church Street E, Ste 219**
**Brentwood, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Music City Holdings, LLC** | **New Western Acquisitions** | **071-01-0-157.00** |
| (NAME) | (NAME) | |
| **5000 Riverside Dr. Ste 100 W Bldg 5** | **214 2nd Avenue N. Ste 203** | |
| (ADDRESS) | (ADDRESS) | |
| **Irving, TX 75039-4696** | **Nashville, TN 37201** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARVIN HARDIMAN, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 116, Plan of Trinity Hills Village, Section III, First Addition, a Plat of which is recorded in Plat Book 4460, page 14, as revised in Plat Book 4460, page 32, Register's Office for Davidson County, Tennessee. to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Marvin Hardiman, a single man by Warranty Deed, from Sadie F. Cantrell, now known as Sadie F. Braden, dated August 5, 2005, recorded August 16, 2005 in Instrument Number 20050816-0097088, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2613 Old Matthews Road** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37207** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2019 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 4460, page 14 and Revised in Plat Book 4460, page 32, said Register's Office and (c) Restrictions of record in Book 4509, page 480, said Register's Office.

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

**Witness my hand this** 8th day of July 2019.

Marvin Hardiman

**Marvin Hardiman**

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, of said County, Marvin Hardiman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of July 2019.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam McBroom

Notary Public