RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912186

Karen Johnson Davidson County
Batch# 258516 DEEDWARR
07/18/2019 10:16:00 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90
20190718-0070332

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2019.

NOTARY PUBLIC

My commission expires: 3-7-23

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

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 1300 Riverside Drive Nashville, TN 37206	Same address as new owner	083-03-0-136.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Seven Thousand and 00/100 Dollars ($287,000.00), 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, **NANCY HERNDON AND DIANE B. CANADY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY HOLDINGS LLC**, 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 the South ½ of Lot No. 17 on the Map of Minnie E. Martin Subdivision, of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on the westerly side of Riverside Drive and runs back between parallel lines, along the northerly margin of Carter Street, **150** feet to a 12 foot alley in the rear.

BEING the same property conveyed to James Mark Brakebill, unmarried, by Warranty Deed from The Marvin W. Stansell Family Limited Partnership, a Tennessee Limited Partnership, dated 1/3/97 and recorded 1/7/97 in Book 10313, Page 114, in the Register's Office of Davidson County, Tennessee. The said James Mark Brakebill having since died, intestate, on March 21, 2018, his estate being probated under Docket No. 18P-664, in the Probate Court for Davidson County, Tennessee. Nancy Herndon and Diane B. Canady having been appointed C-Administrators of the Estate of James Mark Brakebill by Order Granting Letters of Administration filed 4/12/18 in the Probate Court for Davidson County, Tennessee.

The said Nancy Herndon and Diane B. Canady are the only surviving heirs at law of James Mark Brakebill pursuant to Affidavits of Heirship recorded 5/2/19 in Instrument No. 20190502-0040823 and Instrument No. 20190502-0040824, said Register's Office. The said Nancy Herndon and Diane Canady, the heirs at law of James Mark Brakebill having further conveyed subject property to Nancy Herndon and Diane Canady by Quitclaim Deed dated 4/29/19 and recorded 5/2/19 in Instrument No. 20190502-0040833, in the Register's Office of Davidson County, Tennessee.

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.

WITNESS MY/OUR HANDS, this the 3rd day of July, 2019.

Nancy Herndon
NANCY HERNDON

Diane B. Canady
DIANE B. CANADY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Nancy Herndon and Diane B. Canady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of July, 2019.

India K Scruggs
Notary Public
My commission expires: 11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY