THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $296,500.00 Affiant Subscribed and sworn to before me, this 26th day of July, 2019. Notary Public My Commission Expires:
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 262562 DEEDWARR
07/26/2019 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,097.05
20190726-0073769

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Music City Financial, LLC 7703 N LAMAR BLVD STE 205 AUSTIN, TX 78752-1027 USA	New Owner	Tax Parcel ID No. 083-01-0-366.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAYMOND PORTER, A MARRIED PERSON** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MUSIC CITY FINANCIAL, LLC, a Texas limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled Map of J.B. Hancock's East End Addition, of record in Plat Book 57, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BANK OF AMERICA, N.A., by deed from ARNOLD M. WEISS, SUBSTITUTE TRUSTEE, of record in Instrument No. 20130513-0047982, dated April 30, 2013, said Register's Office.

Further being the same property conveyed to RAYMOND PORTER, MARRIED, by quitclaim deed from BANK OF AMERICA, N.A., of record in Instrument No. 20130814-0085187 dated July 22, 2013, said Register's Office.

This is improved property commonly known as: **1125 Granada Ave, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of July, 2019.

RAYMOND PORTER

STATE OF Tennessee)
)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RAYMOND PORTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of June 2019.

CORNELL TEDDER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public
My Commission Expires: Sept 20, 2021

True Copy Certification

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020