This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 266483 DEEDWARR
08/05/2019 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20190805-0077092

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 294,000

Affiant Signature

Subscribed and sworn to before me on this the 24th day of July, 2019

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

NAME AND ADDRESS OF PROPERTY OWNER:
Forward Motion Properties LLC,
A Tennessee Limited Liability Company
11205 Lebanon Road, Suite 211
Mt. Juliet, TN 37122
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08301036600

WARRANTY DEED

19NT00638

Effective the 24th day of July, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MUSIC CITY FINANCIAL, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

FORWARD MOTION PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being all of Lot No. 30 Map of J.B. Hancock's East End Addition of Record in Book 57, Page 133, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Music City Financial, LLC by warranty deed from Raymond Porter, Married, recorded 7-26-2019as Document No. 20190726-0073769, Register's office for Davidson County, Tennesee.

Being the same property conveyed to Raymond Porter, married, by Quitclaim Deed from Bank Of America, N.A., dated 07/22/2013 and recorded 08/14/2013 in Document No. 20130814-0085187, Register's Office for Davidson County, Tennessee.

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

Tax ID: 08301036600

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 24th day of July, 2019

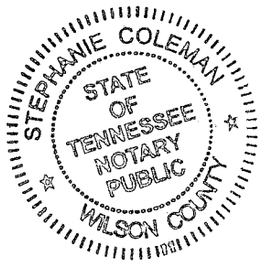
Edward Zamora, representative of Music City Financial, LLC

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Edward Zamora, representative of Music City Financial, LLC** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 24th day of July, 2019.

Notary Public

My commission expires: 03-21-23



CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal:

