Warranty Deed

Karen Johnson Davidson County Batch# 278383 DEEDWARR 09/03/2019 11:16:35 AM 2 pgs Fees: $13.00 Taxes: $314.50 20190903-0088384	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $85,000.00. Affiant Subscribed and sworn to before me, this the 29th day of August, 2019. Notary Public My commission expires: 3-7-23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Music City Holdings, LLC	Same	16500011300
4153 Lavergne Couchville Pike	Property Address	
Nashville, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **URBAN GATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, DESCRIBED AS FOLLOWS:

BEGINNING ON A LOUD NOISE IN THE CENTERLINE INTERSECTION OF LAVERGNE COUCHVILLE PIKE AND PIN HOOK ROAD, SAID LOUD NOISE BEING A METAL DETECTED SIGNAL BELIEVED TO BE A RAILROAD SPIKE PAVED OVER, SAID NOISE BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO LILLIE LOVE REVOCABLE TRUST, (INSTRUMENT NO. 20161220-0133534) AND THE SOUTHEAST CORNER OF BURNETTE CHAPEL CHURCH OF CHRIST PROPERTY, (BOOK 3649, PAGE 491):

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE: NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 196.72 FEET TO A POINT AT THE SOUTHWEST CORNER OF PARCEL 61, LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220 0133533);

THENCE, WITH LEAVING THE CENTERLINE WITH SOUTHERLY LINE OF SAID PARCEL61: SOUTH 62 DEGREES 51 MINUTES 30 SECONDS EAST, PASSING OVER AN IRON PIN SET AT 23.60 FEET, FOR A TOTAL DISTANCE OF 229.26 FEET TO AN IRON PIN SET IN THE WEST LINE OF PARCEL 59, SAID PARCEL CONVEYED TO LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133536);

THENCE, WITH WESTERLY LINE OF SAID PARCEL 59: SOUTH 15 DEGREES 07 MINUTES 59 SECONDS WEST A DISTANCE OF 120.00 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF PARCEL 60, SAID PARCEL CONVEYED TO MAY E. BENNETT, TRUSTEE (INSTRUMENT NO. 20140113-0003303);

THENCE, WITH NORTHERLY LINE OF SAID PARCEL 60: NORTH 82 DEGREES 25 MINUTES 11 SECONDS WEST, PASSING OVER A WOODEN FENCE POST CORNER AT 275.09 FEET, FOR A TOTAL DISTANCE OF 300.72 FEET TO A POINT IN THE CENTERLINE OF LAVERGNE COUCHVILLE PIKE:

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE: NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 23.28 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.98 ACRES, MORE OR LESS.

Being the same property conveyed to Lillie Mae Whitley Love by Installment deed from Ollie Whitley, a widow of record in Book 6488, page 537, Register's Office for Davidson County, Tennessee, dated February 1, 1985 and recorded on February 7, 1985.

Being the same property conveyed to Lillie Love Revocable Trust by Quitclaim deed from Lillie Mai Whitley Love of record in Instrument No. 20161220-0133535 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on December 20, 2016.

Being the same property conveyed to Urban Gate Properties, LLC by Warranty deed from Meg Cressman, Trustee of the Lillie Love Revocable Trust, Dated November 16, 2004, as Amended and Restated on September 6, 2017 of record in Instrument No. 20190822-0084251 Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 22, 2019.

Being also known as 4153 Lavergne Couchville Pike Nashville, Tennessee 37013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4153 Lavergne Couchville Pike, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of August, 2019.

Urban Gate Properties, LLC

By:_____
Brandon Thornberry, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Thornberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Urban Gate Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2019.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires