WARRANTY DEED

Karen Johnson Davidson County
Batch# 292885 DEEDWARR
09/30/2019 09:06:29 AM 2 pgs
Fees: $13.00 Taxes: $636.40
20190930-0098939

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF September 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings LLC	Same	
(NAME)	(NAME)	07116019700
500 Douglas Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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, WE, **Dorothy Ross, Carolyn Ross, William Ross, Jr.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the rear 60.0 feet of Lots 71 and 72, Block D, on the Plan of Richardson's Addition to East Nashville, as of record in Book 161, Page 5, Register's Office for Davidson County, Tennessee.

Said portion of said lots front 60.0 feet on the southerly margin of Mile End Avenue, and run back between lines measuring 111.7 feet on the easterly line, said easterly line being on the westerly margin of a 15 foot alley, and 111.2 feet on the westerly line to a dead line in the rear measuring 60.0 feet thereon.

Being the same property conveyed to Dorothy Ross, Carolyn Ross and William Ross, Jr. by virtue of that certain Quit Claim Deed dated December 30, 1899, and being of record at Instrument No. 20140928-0088581 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Dreamquarters, LLC by virtue of Quit Claim Deed dated December 18, 2013 at Instrument No. 20140214-0013283 in the said Register's Office.

Being the same property previously conveyed to William H. Ross and Frusie Doris Ross.by virtue of Warranty Deed dated December 23, 1966 at Book 4089, Page 21 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 500 Douglas Ave Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of September, 2019.

Dorothy Ross

Carolyn Ross

William Ross, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Dorothy Ross, Carolyn Ross, and William Ross, Jr** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON