WARRANTY DEED

Karen Johnson Davidson County
Batch# 295373 **DEEDWARR**
10/03/2019 09:36:53 AM 2 pgs
Fees: $13.00 Taxes: $547.60

20191003-0101111

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 3-1-23

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Holdings LLC, a Texas limited liability company	Same	081-15-0-214.00
(NAME)	(NAME)	
1606 Cockrill St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **C & D Rental Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings LLC, a Texas limited liability company,** HEREINAFTER CALLED THE GRANTEES, 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, being the easterly 42 feet of Lot No. 377 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said Davidson County, Tennessee.

Said part of Lot No. 377 fronts 42 feet on the northerly side of Cockrill Street and runs back between parallel lines with the westerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to C & D Rental Properties, LLC, a limited liability company, by Warranty Deed of William Johnson, an unmarried man, dated May 29, 2009, of record in Instrument No. 20090602-0050668, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 21, page 41; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1606 Cockrill Street, Nashville, TN 37208

(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/our hands this 30th day of September, 2019.

C & D RENTAL PROPERTIES, LLC

By: Ashley R. Hicks
Its: Member

By: Clarence Summey
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ashley R. Hicks and Clarence Summey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of C & D Rental Properties, LLC, a Tennessee limited liability company and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

WITNESS my hand and official at Franklin, Tennessee, seal this 30th day of September, 2019.

Notary Public
My Commission Expires: _____

File No.: 30201

