THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2019-876

Karen Johnson Davidson County
Batch# 296209 DEEDWARR
10/04/2019 01:53:12 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20191004-0101916

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($240,000.00) cash in hand paid, the receipt of which is hereby acknowledged, WANDA HEWGLEY ROGERS, JAMES KENNETH HEWGLEY, SHARON HEWGLEY ANDREWS, AND SANDRA HEWGLEY PURCELL, ("the Grantors"), have this day bargained and sold, and by these presents do transfer and convey unto MUSIC CITY 07 INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, its successors, heirs and assigns, ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot 150 on the Plan of West Nashville Heights, as of record in Book 332, Page 127, in the Register's Office of Davidson County, described as follows:
>
> Said Lot No. 150 fronts 50 feet on the westerly margin of Stevenson Avenue and extends back between parallel line 170 feet to a 12 foot alley.
>
> Being the same property conveyed to Nellie W. Hewgley, unmarried, by deed from R.E. Coursey, an unmarried man, dated February 25, 1971, and of record in Deed Book 4484, Page 197, in the Register's Office of Davidson County, Tennessee. The said Nellie W. Hewgly died testate on March 16, 2019, and by her duly probated Last Will and Testament of record in Docket No. 19P1038, Probate County of Davidson County, Tennessee, the subject property was devised to her four (4) children: Wanda Hewgley Rogers, James Kenneth Hewgley, Sharon Hewgley Andrews, and Sandra Hewgley Purcell
>
> This conveyance is made subject to the following:
>
> 1. Subject to the right-of-way of Stevenson St. (and an alley as may apply).
>
> 2. All matters shown on plat of record in Plat Book 332, Page 127, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the said Grantee, and the Grantee's successors, heirs and assigns, forever. And Grantors covenant with the said Grantee, that Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2019 and as otherwise set forth herein. And Grantors further covenant and bind Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the said Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 30th day of September, 2019.

Wanda Hewgley Rogers
WANDA HEWGLEY ROGERS

James Kenneth Hewgley
JAMES KENNETH HEWGLEY

Sharon Hewgley Andrews
SHARON HEWGLEY ANDREWS

Sandra Hewgley Purcell
SANDRA HEWGLEY PURCELL

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 30th day of September, 2019, before me personally appeared WANDA HEWGLEY ROGERS, JAMES KENNETH HEWGLEY, SHARON HEWGLEY ANDREWS and SANDRA HEWGLEY PURCELL, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 30th day of September, 2019.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

My commission expires: MAY 17, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

JOYL BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Oct 21, 2019

Sworn to and subscribed before me this 30th day of September, 2019.

NOTARY PUBLIC

My commission expires:_____

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Map & Parcel No: 091-013-110.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
MUSIC CITY 07 INVESTMENTS, LLC
319 Hickerson Drive Ste A
Murfreesboro, TN 37129