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# 299969 DEEDWARR
10/11/2019 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $773.30
20191011-0104559

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 209,000.00

Affiant Signature

Subscribed and sworn to before me on this the 9th day of September, 2019

Notary Public

My Commission expires 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Holdings, LLC
214 2nd Avenue North, Suite 203
Nashville, TN 37201
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 083040M00200C0

WARRANTY DEED

19NT00929

Effective the 9th day of September, 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,

STEPHANIE S. SPICHER, NKA STEPHANIE GIBSON AND CORBITT GIBSON

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

Land in Davidson County, Tennessee, being Unit B together with the common areas as shown on the Plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 410 Rosebank Avenue, a Horizontal Property Regime with Private Elements, recorded as Instrument No. 20141231-0119322, in the Register' Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Stephanie S. Spicher, unmarried, by \Warranty Deed from Lynn Michael Taylor and wife, Kimberly Denise Daly and Larry M. Taylor and wife, Malynda S. Taylor, dated 09/03/2004 and recorded 09/14/2004 as Document No. 20040914-0110920, Register's Office for Davidson County, TN.

This is an improved property commonly known as 410B Rosebank Ave, Nashville, TN 37206.

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 9th day of September, 2019

S Gibson
Stephanie S. Spicer, NKA Stephanie Gibson

Corbett Gibson
CG **~~Corbitt~~ Gibson**

State of ~~Tennessee~~ FLORIDA
County of ~~Davidson~~ SARASOTA

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Stephanie S. Spicer, NKA Stephanie Gibson,* the within named bargainers 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 9th day of September, 2019.

* and Corbett Gibson

Notary Public

My commission expires: 10/26/21

JOSEPH D. GONNELLI
MY COMMISSION EXPIRES
OCTOBER 26, 2021
#GG 155348
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Certificate of Authenticity

I, Stephanie Coleman do hereby make oath that I am a license attorney and/or 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 according to law.

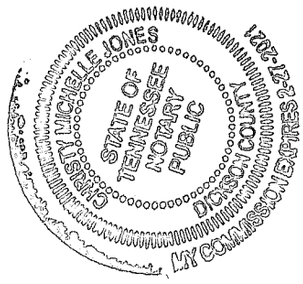
Stephanie Coleman

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Stephanie Coleman **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**



Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)