BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 301964 DEEDWARR
10/17/2019 08:37:53 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20191017-0106301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Financial, LLC	Music City Financial, LLC	
(NAME)	(NAME)	
3107 Spears Rd.	7703 N. Lamar Blvd. #205	060-02-0-029.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Austin, TX 78752	
(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, **JOSEPH STROUD, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, 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 Lot Number 52 on the Plan of Parkwood Estates, Section I, as of record in Book 2900, Pages 119 and 120, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed by Warranty Deed from Jacqueline L. Myres and husband, E. Wayne Myres to Mabel E. Little and Joseph Stroud as recorded on the 27th day of October, 1986 in Deed Book 7021, Page 162, in the Register's Office of Davidson County, Tennessee. Mabel E. Little died on February _, 2018, leaving Joseph Stroud as her Sole Heir at law, pursuant to Affidavit of Heirship recorded in Instrument No. 20190509-0043529, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 3107 Spears Rd., 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 15th day of October, 2019

Joseph Stroud by Theodocia Kennedy Attorney in Fact

JOSEPH STROUD, BY: THEODOCIA KENNEDY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this ___ day of October, 2019, before me personally appeared Theodocia Kennedy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph Stroud and acknowledged that he executed the same as the free act and deed of Joseph Stroud.

Witness my hand and official seal this 15th day of October, 2019.

Commission expires:

Notary Public

KEVIN P. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019