Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2557

Karen Johnson Davidson County
Batch# 303057 DEEDWARR
10/21/2019 09:56:48 AM 2 pgs
Fees: $13.00 Taxes: $1,093.26
20191021-0107404

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$295~~,475.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of October, 2019

Notary Public

Commission Expires: 3-7-23

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Holdings LLC 802 Kendall Drive Nashville, TN 37209	Same	103-10-0-045.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Bernice Rothstein, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Holdings LLC

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 No. 60 on the Plan of Section 4, Brookside Courts, Addition No. 4 of record in Plat Book 2083, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron Rothstein and wife, Bernice Rothstein by Warranty deed from Harold Mahry Newman and wife, Wanda S. Newman of record in Book 4650, page 277, Register's Office for Davidson County, Tennessee, dated October 24, 1972 and recorded on October 27, 1972.

Aaron Rothstein, having since passed away on September 22, 2005 leaving Bernice Rothstein, her sole and separate property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 802 Kendall Drive, Nashville, TN 37209

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Amy Lynne Rothstein executes this instrument on behalf of Bernice Rothstein pursuant to a Property Specific Power-of-Attorney dated _____ and filed for record in Volume ____, Page ____, in the Register's Office of Davidson County, Tennessee.

20191021.0107403

Witness our hands this the 15 day of October, 2019.

Bernice Rothstein

Bernice Rothstein

By: Amy Lynne Rothstein

Amy Lynne Rothstein, Attorney in Fact

Attorney in fact

STATE OF: Massachusetts
COUNTY OF: Middlesex

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Amy Lynne Rothstein as Attorney in Fact for Bernice Rothstein, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Bernice Rothstein, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15 day of October, 2019.

NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
BRIAN G. ALCORN
MY COMMISSION EXPIRES AUG 23 2024

(Notary Seal)

Notary Public
My Commission Expires: 8/23/24