ADDRESS NEW OWNERS and
SEND TAX BILLS:
MUSIC CITY FINANCIAL, LLC
828 Royal Pkwy #204
Nashville TN 37214

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
72 - 7 - 162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **DEIRDRE H, CLEARY**, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **MUSIC CITY FINANCIAL, LLC, a TX limited liability company**, hereinafter called GRANTEE, its successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being the West one-half of Lot No. 78 on the Map of Kenmore Place, of record in Book 332, Page 32, Registers Office for said County. Said part of said lot fronts 50 feet on the southerly side of Warner Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Deirdre H. Cleary by Quitclaim Deed from James Jerome Cleary, dated August 27, 2018, recorded October 31, 2018, in Instrument No. 20181031-0107687, Register's Office for Davidson County, Tennessee. and by quitclaim deed from Brian Michael Cleary in Instrument No. 20191206-0125915 Lot C.
Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1222 Kenmore Place, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenant with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Karen Johnson Davidson County
Batch# 325780 DEEDWARR
12/06/2019 08:35:34 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20191206-0125916

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 13 day of November, 2019.

Deirdre H. Cleary by Paul Harvey Towe

DEIRDRE H, CLEARY,
by PAUL HARVEY TOWE, Attorney in fact
(see Instrumentt No. 20181031-0107688 for the Power of Attorney)

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned notary public, the within named PAUL HARVEY TOWE, 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 DEIRDRE H, CLEARY as Attorney-in-Fact, and who acknowledged that he executed the within instrument as the free act and deed of the said DEIRDRE H, CLEARY.

Witness my hand at office this 13 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

AFFIANT

Subscribed to and sworn before me, this the 12 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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