Karen Johnson Davidson County
Batch# 328048 DEEDWARR
12/11/2019 09:39:29 AM 3 pgs
Fees: $18.00 Taxes: $777.00

20191211-0127677

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00.

Affiant

Subscribed and sworn to me this 4th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 3-7-23

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33126

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Music City Holdings, LLC 2713 Mashburn Rd Nashville TN 37210	New Owner	119-11-055

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Chowch GP, a Tennessee general partnership**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Music City Holdings, LLC, a Texas limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

All that tract or parcel of land located in Davidson County, Tennessee, being Lot No. 67 on the Map of Mashburn Heights, as of record in Plat Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Beginning at a point in the east margin of Mashburn Road at the corner of Lots 67 and 68; thence with the line between said lots easterly 130 feet to the corner of Lot 66; thence with the line between lots 66 and 67, southerly 117.4 feet to the north margin of Ennis Road; thence with the margin of the same, westerly 149.2 feet to a concrete monument and continuing westerly 3.5 feet to another concrete monument at the beginning of a curve; thence around said curve northwesterly 36.1 feet to the east margin of Mashburn Road; thence with the margin of the same, northerly 78.3 feet to the beginning.

Being part of the same property conveyed to Chowch, G.P., a Tennessee general partnership, by Warranty Deed from Wanda Blair, unmarried, of record as Instrument No. 20191008-0103097 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. Rights and claims of parties in possession.
3. All matters appearing on plan of Mashburn Heights of record in Plat Book 1835, page 1, Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2713 Mashburn Road, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 6 day of December, 2019.

Chowch GP, a Tennessee general partnership

BY: _____

William F. Snyder, Managing Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William F. Snyderwith whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner of Chowch GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself in his capacity as said Managing Partner.

Witness my hand and official seal this 6th day of December, 2019.

_____

NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021