Karen Johnson Davidson County
Batch# 330066 DEEDWARR
12/16/2019 11:17:24 AM 2 pgs
Fees: $13.00 Taxes: $841.75

20191216-0129389

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY HOLDINGS LLC	**SAME**	**061-15-0-202.00**
(NAME) 1411 Norvell Ave	(NAME)	
(ADDRESS) Nashville TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOHNNY J. MINNIFEE AND LORETTA MINNIFEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 40 and the easterly one-half of Lot No. 39 on the Plan of M.N. Young's Inglewood Annex, of record in Plat Book 547, Page 197, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 40 and the easterly part of Lot No. 39 front together 75 feet on the northerly side of Norvell Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Andre J. Minnifee, an unmarried person, from Lester E. Porter and wife, Patricia A. Porter, by deed dated December 15, 1993, of record in Book 9192, Page 95, said Register's Office. Being further conveyed to Johnny J. Minnifee and wife Loretta Minnifee from Andre J. Minnifee and wife Dawn Minnifee, by Quitclaim Deed dated May 16, 1995, of record in Book 9672, Page 846, said Register's Office.

This conveyance is subject to matters as set forth in the Plan of record in Plat Book 547, Page 197; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1411 NORVEL AVE., NASHVILLE, TN 37216**
(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; 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.

Witness our hands this 9 day of December, 2019.

JOHNNY J. MINNIFEE

LORETTA MINNIFEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Johnny J. Minnifee and Loretta Minnifee,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9 day of December, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public