WARRANTY DEED

Karen Johnson Davidson County
Batch# 345357 DEEDWARR
01/21/2020 08:37:49 AM 2 pgs
Fees: $13.00 Taxes: $1,139.60

20200121-0006729

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-7-23

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Holdings, LLC	New Owner	
(NAME)	(NAME)	
926 W Eastland Avenue	Same address as Property	082-08-0-133.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Flordell Gordon, an unmarried man**, hereinafter called the GRANTOR(S), has/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(S), his/her/their 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 Part of Lot No. 7 on the Map of J.R. Love's Subdivision, of record in Plat Book 547, Page 4, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of West Eastland Avenue (formerly Cleveland Street) and extends back between lines 163 feet, more or less, on the westerly line and 162 feet, more or less, on the easterly line to a dead line in the rear, on which it measures 50 feet.

Being the same property conveyed to Flordell Gordon and wife, Virginia L. Gordon by Warranty Deed dated 07/07/1992 from Luvell L. Glanton, a single person of record in Book 8675, Page 608, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Flordell Gordon, an unmarried man by Quit Claim Deed dated 08/15/2011 from Virginia L. Gordon Blocker, a married woman of record in Instrument 201108240065564, as corrected by Scriveners Affidavit of record in Instrument No. 20200121-0006728 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters as set forth per Plat Book 547, Page 4, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 926 W Eastland Avenue, Nashville, TN 37206

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of January, 2020.

Flordell Gordon

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Flordell Gordon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of January, 2020.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129