WARRANTY DEED

Karen Johnson Davidson County
Batch# 345955 DEEDWARR
01/21/2020 03:11:21 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20200121-0007499

B-SB-19-3712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Siena Edwards Trehy and Matthew Joseph Simms	**Synovus Mortgage Corp.**	
(NAME)	(NAME)	
3712 Burrus Street	**1033 Demonbreun St Ste 200**	**072-02-0-088.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37203**	
(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 consideration, the receipt of which is hereby acknowledged, **MORNINGSTAR HOLDINGS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SIENA EDWARDS TREHY AND MATTHEW JOSEPH SIMMS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 76 on the Plan of E. B. Craig's Subdivision record in Plat Book 894, Page (s) 640 and 641, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 50 feet on the Easterly side of Burrus Street and extends back 147 feet 6 inches on the Northerly line, and 146 feet 6 inches on the Southerly line to the Westerly line of Lot 63, measuring 50 feet, more or less thereon.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Betty Gayle Powers and Janet Spears and Thomas Wendell Young of record in Instrument No. 20190725-0073124 Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 25 2019.

Being the same property conveyed to Madelyn Retersdorf by Warranty deed from Music City Holdings LLC of record in Instrument No. 20190725-0073125 Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on July 25, 2019.

Being the same property conveyed to Morningstar Holdings LLC, a Tennessee limited liability company by Quitclaim deed from Medelyn Retersdorf, unmarried of record in Instrument No. 20190904-0088905 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 04, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 894, Page (s) 640 and 641, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3712 Burrus Street, Nashville, Tennessee 37216**.

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), their heirs and 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), 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 my/our hand(s) this the 15th DAY OF JANUARY, 2020.

MorningStar Holdings, LLC

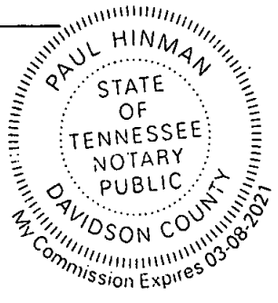
BY: _____
Madelyn Retersdorf
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MADELYN RETERSDORF, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MORNINGSTAR HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of January, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212