Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

19-C

WARRANTY DEED

Karen Johnson Davidson County
Batch# 356937 DEEDWARR
02/12/2020 09:08:19 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20200212-0015914

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2020.

Gail Dornan
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-616

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Property Holdings II, LLC	Music City Property Holdings II, LLC	105 030 109.00
(NAME) 703 Pendragon Ct.	(NAME) 703 Pendragon Ct.	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifteen Thousand And No/100 Dollars ($415,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES M. JACANIN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY PROPERTY HOLDINGS II, LLC, A WYOMING LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Tract IV improved property known as 1102 2nd Avenue South, Nashville, Tennessee 37210. Lot in the City of Nashville, Tennessee, on the East side on the Second Avenue South (Market Street) beginning at Thomas Walker's Southwest corner which is Four Hundred and Fifty (450) feet from Chestnut Street and running thence Southwardly with the Eastern margin of Second Avenue, South (Market Street) Easterly and parallel with Thomas Walker's Southern boundary line One Hundred and Eighty (180) feet more or less to an alley; thence Northwardly with said alley Forty (40) feet to Thomas Walker's Southeast corner and then Westwardly One Hundred and Eighty (180) feet, more or less, with Thomas Walker's Southern boundary line to the beginning.

Being the same property conveyed to James M. Jacanin, by Special Warranty Deed, from Consumer Solutions REO, LLC, by 406 Real Estate Services, dated August 16, 2007, recorded September 4, 2007, of record in Instrument No. 20070904-0105692, Register's Office for Davidson County, Tennessee.

Melissa Fritz Jacanin Joins in this conveyance to transfer her marital rights.

unimproved ☐
This is improved ☒ property, known as 1102 2nd Avenue South, Nashville, TN 37210
(House No.) (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, 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 7th day of February, 2020.

James M. Jacanin

Melissa Fritz Jacanin

STATE OF MAINE
COUNTY OF York

On this 7th day of February, 2020, before me personally appeared James M. Jacanin and Melissa Fritz Jacanin to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at York County, Maine this 7th day of February, 2020.

Commission Expires: 7/11/25

Notary Public

BRITTANY KASHARY
Notary Public-Maine
My Commission Expires
July 11, 2025
PUBLIC
MAINE