20-CD-052

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

WARRANTY DEED

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

Karen Johnson
Batch# 356947
02/12/2020 09:11:29 AM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20200212-0015924

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

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.: 20-CD-052

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Property Holdings, LLC	Music City Property Holdings, LLC	105 03 0 124.00
(NAME) 703 Pendragon Ct	(NAME) 703 Pendragon Ct.	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 370367	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THOMAS M. LOVE, IV, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY PROPERTY HOLDINGS, LLC, A WYOMING LIMITED LIABILITY COMPANY**, THEREINAFTER 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:

Land in Davidson County, Tennessee, beginning on the westerly margin of First Avenue, South, formerly Maple Street, 63 feet Southerly from the Southerly side of Mallory Street, being Gillianis' Southeast corner; thence with his Southerly line, Westerly 190 feet, more or less, to the Easterly margin on an alley; thence with the Easterly margin of said alley, Southerly 35 feet; thence Easterly parallel with the first line, 190 feet more or less, to the Westerly margin of First Avenue South; thence with the Westerly margin of said Avenue, Northerly 35 feet, to the beginning, in said county.

Being the same property conveyed to Thomas M. Love, IV, by Quitclaim Deed, from Jesse Clark, dated March 26, 2010, recorded March 3, 2010, of record in Instrument No. 20100329-0022971, Register's Office for Davidson County, Tennessee.

The above property has never been the marital residence of the grantor.

Previously being the same property conveyed to Jesse Clark and wife, Mattie J. Clark, by Installment Deed, from Harold S. Brooks and wife Artie G. Brooks, dated July 10, 1957, recorded September 23, 1957, of record in Book 2697, page 638, The said Mattie J. Clark having since died.

unimproved ☐
This is improved ☒ property, known as 1105 1st 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 10 day of February, 2020.

Thomas M. Love, IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of February, 2020, before me personally appeared Thomas M. Love, IV 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 Williamson County, Tennessee this 10th day of February, 2020.

Commission Expires: _____

Notary Public

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