This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $257,150.00.

Affiant

Subscribed and sworn before me this the 12th day of February, 2020.

Notary Public
My commission expires: 10/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson
Batch# 361658
02/24/2020 08:18:18 AM
Fees: $13.00 Taxes: $951.46

Davidson County
DEEDWARR
2 pgs

20200224-0019822

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew G. Webb	Cardinal Financial Company, Limited Partnership DB	064-09-0 052.00
115 Center Street	PO Box 961292	
Old Hickory, TN 37138	Fort Worth, TX 76161-0292	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MUSIC CITY HANDYMEN, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW G. WEBB AND VITTORIA GYGI, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 34 and 35 on the plan of Hadley's Bend City Subdivision according to a survey by Atlantic Coast Realty Co. dated March 18, 1918.

Said Lots all lie in Block "B" of said subdivision and front 25 feet each on the southerly margin of Center Street and run back between parallel lines 100 feet to a dead line in the rear.

Being the same property conveyed to Music City Handymen, LLC by deed from Music City Handymen, LLC, dated 01/31/2019, of record in Instrument No. 20190131-0009513, Register's Office for said County.

Also being a portion of the same property conveyed to Music City Handymen, LLC, a Tennessee Limited Liability Company by deed from Raymond R. Butcher, a married man, dated 01/25/2019, of record in Instrument No. 20190130-0008831, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVEDPROPERTY KNOWN AS 115 Center Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 12th day of February, 2020.

Music City Handymen, LLC

By: Scott Sherrod, Authorized Representative

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Representative of the within named bargainor, a LLC, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Scott Sherrod as such Authorized Representative.

Witness my hand and official seal this 12th day of February, 2020.

My Commission Expires: 9-6-22

Notary Public

