WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-GL-20-828

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)
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**51-4-162.00**
214 2nd Avenue North Suite 203		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **DONNA K. CROWLEY AND HUSBAND, EDWIN G. CROWLEY, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** 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. 6 of Block 6 on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grace S. Lee by Quitclaim Deed from Wayne Slayden, recorded December 22, 1987 in Book 7432, Page 518, Register's Office for Davidson County, Tennessee. The said Grace S. Lee (aka Grace Bell Lee) having since died and whose probate estate was administered in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, under Docket No. 15P-1386. See copy of Last Will and Testament recorded in Instrument Nos. 20150922-0096274 and 20151102-0111591 and copy of Order of Muniment of Title recorded in Instrument Nos. 20150922-0096273 and 20151102-0111590, Register's Office for Davidson County, Tennessee. Pursuant to the Last Will and Testament of Grace S. Lee (aka Grace Bell Lee) said property was devised to Wayne Cavert Slayden.

By Quitclaim Deed recorded November 16, 2015 in Instrument No. 20151116-0116166, Wayne Cavert Slayden conveyed the property to Edwin G. Crowley, Jr., Donna K. Crowley and Karla D. Baker, reserving a life estate in Wayne Cavert Slayden subject to the conditions set out in the Quitclaim Deed.

By Quitclaim Deed recorded August 10, 2018 in Instrument No. 20180810-0079224, Karla D. Baker conveyed her interest in the property to Edwin G. Crowley, Jr. and wife, Donna K. Crowley.

The said Wayne Cavert Slayden having since died relinquishing his Life Estate.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **828 Argle Avenue, Madison, Tennessee 37115**.

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.

Karen Johnson Davidson County
Batch# 373754 **DEEDWARR**
03/17/2020 02:45:19 PM 2 pgs
Fees: $13.00 Taxes: $222.00

20200317-0029614

Witness my/our hand(s) this the 13th DAY OF MARCH, 2020.

Donna K. Crowley

Donna K. Crowley

Edwin G. Crowley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA K. CROWLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWIN G. CROWLEY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

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