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 Williamson

The actual consideration or value, whichever is greater, is $180,000.00.

Affiant

Subscribed and sworn before me this the 27th day of March, 2020.

Notary Public
My commission expires: 06-04-2023

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

Karen Johnson Davidson County
Batch# 379616 DEEDWARR
03/31/2020 09:12:52 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20200331-0034249

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Grant A. Dailey	F&M Bank	064-09-0 307.00
103 Broadway Street	PO Box 451	
Old Hickory, TN 37138	Clarksville, TN 37041	

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 **GRANT A. DAILEY, A SINGE MAN**, 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 2 and 3 on Block "B" as shown on the map entitled the Map of Hadley Bend City Subdivision, of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Music City Handymen, LLC by deed from Music City Handymen, LLC, dated 08/13/2019, of record in Instrument No. 20190813-0080759, said Register's Office.

Lot 2 being a portion of the same property made part of the Declaration of Covenants, Conditions, and Restrictions for Homes at 109 Broadway, A Horizontal Property Regime with Private Elements, of record in Instrument Number 20170829-0088781, Register's Office for Davidson County, Tennessee. Said Declaration since having been terminated by Termination of Declaration of record in Instrument Number 20190322-0026356, said Register's Office.

Lot 2 also being a portion of the same property conveyed to Tyler Hall Mathews and Meg Mathews by deed from Music City Handymen, LLC, dated 09/20/2017, of record in Instrument No. 20170920-0096440, said Register's Office.

Lot 3 also being the same property conveyed to Tyler Hall Mathews and Megan Mathews, husband and wife, by deed from Timothy James Watkins, dated 01/09/2019, of record in Instrument No. 20190117-0005158, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 103 Broadway 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 27th day of March, 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 limited liability company, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Scott Sherrod as such Authorized Representative.

Witness my hand and official seal this 27th day of March, 2020.

My commission expires:

9-6-22

_____
Notary Public

