| | |
|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20202809<br><br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$252,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 6th day of March, 2020<br><br>Notary Public<br>My Commission Expires: 5/15/2021 |

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# WARRANTY DEED

**THIS INDENTURE**, made this 6th day of March, 2020, among:

**MUSIC CITY HOLDINGS, LLC**

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

**AND**

**HAWK PROPERTY MANAGEMENT, LLC**

including all heirs, successors and/or assigns (the "**Grantee**").

Karen Johnson Davidson County
Batch# 380897 **DEEDWARR**
04/02/2020 11:12:17 AM 3 pgs
Fees: $18.00 Taxes: $932.40

20200402-0035444

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Addition to Greenwood Hills, Section Four of record in Plat Book 5210, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Fred Chaudier by Warranty deed from Joe Miller Rand, III of record in Book 10614, page 677, Register's Office for Davidson County, Tennessee, dated September 16, 1997 and recorded on September 19, 1997.**

**Frederick Ray Chaudier died August 30, 2013 naming Lisa Graham in his Will probated at Docket No. 13P1808 in the Circuit Court for Davidson County, Tennessee Probate Division.**

**Being the same property conveyed to Lisa Graham by Administrator's Deed deed from Lisa Graham, Administrator of the Estate of Frederick Ray Chaudier, deceased of record in Instrument No. 20150720-0070483 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on July 20, 2015.**

**Being the same property conveyed to** Hawk Property Management LLC **by Warranty Deed from Lisa Graham, of record in Instrument No. 20200323-0031470, Register's Office for Davidson County, Tennessee, dated March 6, 2020 and recorded March 23, 2020.**

**Being also known as 3416 Donna Kay Drive Nashville, Tennessee 37211.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

**Music City Holdings, LLC**

**BY:** _____
**Mat Farmer, It's President**

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***President*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***President*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***President***.

Witness my hand and official seal this 6th day of March, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5/15/2021

**Owner Name & Property Address:**

Name: Hawk Property Management,LLC
Address: 3416 Donna Kay Drive
City, State, Zip: Nashville, TN 37211

**Responsible Party For Taxes:**

Name: Hawk Property Management,LLC
Address: 605 Bell Ridge Trace
City, State, Zip: Antioch, TN 37013

**Tax ID:** 133080 10100