Bk 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

Affiant

Subscribed and sworn to me on April 24, 2020.

NOTARY PUBLIC

My Commission Expires: 9-7-21

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 392933 **DEEDWARR**
04/29/2020 08:33:28 AM 3 pgs
Fees: $18.00 Taxes: $962.00

20200429-0044526

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33464

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Music City Holdings, LLC 4600 Fuller Drive, Ste 200 Irving, TX 75038-6552	New owner	072-9-331

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Shirley Ann Herrman, as to a 1/2 interest, and her children, Jennifer Rose Herrman, Robert Brandon Herrman and Amanda Beth Herrman, as to a 1/6 interest each, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Music City Holdings, LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Irvington as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 60 feet on the southerly side of Carolyn Avenue and runs back between parallel lines 170.5 feet to an alley.

Being the same property devised by Last Will and Testament of Robert Herold Herrman to his wife, Shirley Ann Herrman, as to a 1/2 interest, and his children, Jennifer Rose Herrman, Robert Brandon Herrman and Amanda Beth Herrman, as to a 1/6 interest each, Docket No. 19P-1289, Probate Clerk's Office for Davidson County, Tennessee, and as Instrument No. 20190926-0098104 in the Register's Office for Davidson County, Tennessee. The undersigned Jennifer Rose Herrman is also known as Jennifer Gann. The undersigned Robert Brandon Herrman is also known as Rob Herrman. The undersigned Amanda Beth Herrman is also known as Amanda Smith.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters shown on Plan of record in Book 843, page 60, in the Register's Office for Davidson County, Tennessee.
3. Applicable restrictions of record in Book 981, page 261, in the Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4081, page 765, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 912 Carolyn Drive, Nashville, TN 37216.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my/our hand(s) this 24th day of April, 2020.

Shirley Ann Herrman

Jennifer Rose Herrman
By: Shirley Herrman, Attorney In Fact

Robert Brandon Herrman
By: Shirley Herrman, Attorney In Fact

Amanda Beth Herrman
By: Shirley Herrman, Attorney In Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 24, 2020, before me personally appeared Shirley Ann Herrman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 24, 2020.

NOTARY PUBLIC

My Commission Expires: 1/8/2024

FRANK S. PEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JAN 08, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Herrman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jennifer Rose Herrman, as her Attorney in Fact, as the free act and deed of the within named Jennifer Rose Herrman.

Witness my hand and official seal this 24th day of April 2020.

Frank S. Peeler
NOTARY PUBLIC

My Commission Expires: 1/8/2024

FRANK S. PEELER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 08, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Herrman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Robert Brandon Herrman, as his Attorney in Fact, as the free act and deed of the within named Robert Brandon Herrman.

Witness my hand and official seal this 24th day of April 2020.

Frank S. Peeler
NOTARY PUBLIC

My Commission Expires: 1/8/2024

FRANK S. PEELER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 08, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Herrman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Amanda Beth Herrman, as her Attorney in Fact, as the free act and deed of the within named Amanda Beth Herrman.

Witness my hand and official seal this 24th day of April 2020.

Frank S. Peeler
NOTARY PUBLIC

My Commission Expires: 1/8/2024

FRANK S. PEELER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 08, 2024