WARRANTY DEED

Karen Johnson Davidson County
Batch# 401031 DEEDWARR
05/15/2020 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20200515-0050745

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Frances E Head
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2020.

Rhonda Burgess Howse
Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

RHONDA BURGESS HOWSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings, LLC	Music City Holdings, LLC	Parcel ID: 061 16 0 281.00
(NAME) 1427 Norvel Avenue	(NAME) Same	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Frances Head NKA Frances Adams, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Holdings, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 22 on the Map of Shawdowlawn Subdivision, as of record in Book 1130, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 60 feet on the northerly side of Norvel Avenue and runs back between parallel lines, 153.8 feet on the Westerly line and 154.6 feet on the easterly line, to a rear line measuring 60 feet.

Being the same property conveyed to Roger Head and wife, Frances Head by Installment Deed from Harry A. Childress and wife, Mary F. Childress dated August 12, 1971 and recorded August 23, 1971 in Book 4531, Page 202, in said Register's Office for Davidson County, Tennessee. Roger Head predeased Frances Head on May 31, 1986 leaving Frances Head the sole owners by survivorship.

See also Quitclaim Deed from Judy Head Bright dated May 12, 1990 to Frances Head May 16, 1990 in Book 8109, Page 740, in said Register's Office for Davidson County, Tennessee.

Ronald Adams is not joining in the execution of this deed due to never residing on the above described property therefore having no interest to convey.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1427 Norvel Avenue, 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 we do covenant with the said Grantees 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 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 our hands this 11th day of May, 2020

Frances E Head NKA Frances Adams

Frances Head NKA Frances Adams

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Frances Head NKA Frances Adams, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2020.

Rhonda Burgess Howse

Notary Public

My Commission Expires: 3-7-23

(SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

True Copy Certification

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY