WARRANTY DEED

Karen Johnson Davidson County
Batch# 405882 **DEEDWARR**
05/26/2020 03:50:36 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20200526-0054215

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-TRUE-20-1135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)	**072-03-0-116.00**
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, **AMY S. ANGLEA,** 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:

SITUATED in the Second (2nd) Civil District of Davidson County, Tennessee, being the easterly one-half of Lot No. 168 on the plan of Inglewood Place, said plat being of record in Book 332, page 101, to which plan specific reference is hereby made for a more particular description. Said part of Lot No. 168 fronts 50 feet on the northerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line;

Being the same property conveyed to Nancy B. Gossage by Warranty deed from William H. Overbey., Robert J. Overbey, Jessie W. Overbey, Harry S. Overbey and Martha Overbey Read as only heirs-at-law of Oriel Overbey Bateman, deceased of record in Book 5338, page 760, Register's Office for Davidson County, Tennessee, dated September 01, 1978 and recorded on September 18, 1978.

Being the same property conveyed to Amy S. Anglea, married by Quitclaim deed from Nancy B. Gossage, single of record in Instrument No. 20071105-0130234 Register's Office for Davidson County, Tennessee, dated October 23, 2007 and recorded on November 05, 2007.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 385, Page 13, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4283, Page 430, in the Register's Office for Davidson County, Tennessee.
- Subject to the Driveway Agreement of record in Instrument Number 20030926-0142770, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1135 Howard Ave, Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 20th DAY OF MAY, 2020.

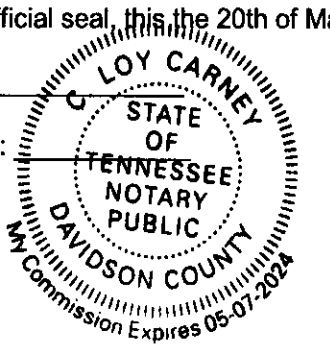
Amy S. Anglea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY S. ANGLEA, 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 20th of May, 2020.

Notary Public
My Commission Expires:
(SEAL)



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