WARRANTY DEED

Karen Johnson
Batch# 409511
06/02/2020 03:40:56 PM
Fees: $13.00 Taxes: $703.00

Davidson County
DEEDWARR
2 pgs

20200602-0056669

J-ARK-20-321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th 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)	
214 2nd Avenue North Suite 203		**091-15-0-046.00**
(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, **ROY E. BEELER, UNMARRIED,** 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:

Being the northerly 50 feet of the southerly 200 feet of the easterly 150 feet of Block No. 6 on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, and described as follows:

Beginning on the westerly margin of 53rd Avenue, North, at a point 150 feet north of the corner of said Avenue and Elkins Avenue; thence, westwardly 150 feet to the westerly margin of 53rd Avenue, North; thence, with said Avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to Roy Elton Beeler, unmarried, by Installment Deed from Edwin Rust and wife, Nina Mildred Rust, of record in Book 4958, Page 857, Register's Office for Davidson County, Tennessee, dated October 03, 1975 and recorded on October 06, 1975.

Being the same property conveyed to Roy E. Beeler and wife, Jean Elizabeth Beeler, by Quitclaim Deed from Roy Elton Beeler a/k/a Roy Beeler, of record in Book 8065, Page 708, Register's Office for Davidson County, Tennessee, dated March 12, 1990 and recorded on March 15, 1990.
The said Jean Elizabeth Beeler having since died on December 29, 2014 leaving Roy E, Beeler as the surviving tenant by the entirety.

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 421, Page 18, 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: **321 53rd Avenue North, Nashville, Tennessee 37209-3364**.

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 29th DAY OF MAY, 2020.

Roy E. Beeler

Roy E. Beeler

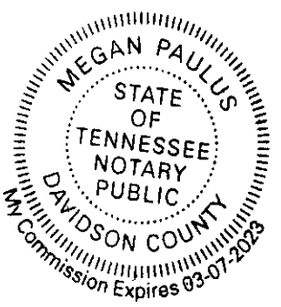
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY E. BEELER, 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 29th of May, 2020.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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