Karen Johnson Davidson County
Batch# 428044 DEEDWARR
06/29/2020 11:26:02 AM 2 pgs
Fees: $13.00 Taxes: $542.05
20200629-0070060

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Music City Holdings, LLC
4304 Central Valley Dr.
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
086-16-0-046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Grace Ola Draper, n/k/a Martines and Alexander Michael Draper, the only heirs-at-law of Stanley Keith Draper, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Central Valley Subdivision, of record in Book 5800, Page 71, Register's Office for said County.

Being the same property conveyed to Stanley Keith Draper by deed from Patty M. Polk, dated January 20, 1999, of record in Book 11309, Page 618, Register's Office for Davidson County, Tennessee. The said Stanley Keith Draper died January 25, 2015, and pursuant to the information contained in the sworn petition to probate his intestate estate, of record in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P517, Grace Ola Draper n/k/a Martines and Alexander Michael Draper are disclosed as his only heirs-at-law.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5903, Page 656; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5800, Page 71, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **4304 Central Valley Dr. Hermitage, TN 37076.**

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 26th day of June, 2020.

Grace ola Martines
Grace Ola Draper n/k/a Martines

alexander Michael Draper by: Grace ola Draper-Martines his attorney-in-Fact
Alexander Michael Draper, By: Grace Ola Draper n/k/a Martines, his Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grace Ola Martines, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2020.

Jodie D Pelley
NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 26th day of June, 2020, before me personally appeared Grace Ola Draper n/k/a Martines, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Alexander Michael Draper, and who acknowledged that he/she executed the same as the free act and deed of Alexander Michael Draper.

Witness my hand and official seal this 26th day of June, 2020.

Jodie D Pelley
NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $146,500.00.

AFFIANT

Subscribed and sworn to before me this 26th day of June, 2020.

Jodie D Pelley
NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY