This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-20-7516

Karen Johnson Davidson County
Batch# 428424 DEEDWARR
06/30/2020 09:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20200630-0070558

STATE OF TENNESSEE,
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2020.

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/16/2021 COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tom and Charlotte Lockwood 4518 Graycroft Avenue Nashville, TN 37216	Tom and Charlotte Lockwood 4518 Graycroft Avenue Nashville, TN 37216	061-02-0-089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

POST SCRIPT MUSIC, LLC, a Tennessee Limited Liability Company, and Jenna Marquardt Coleman, joined by her husband, Jonathan Coleman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Thomas J. Lockwood and Charlotte L. Lockwood, husband and wife, hereinafter called the Grantee(s), his/her/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. 251 ON THE PLAN OF SECTION 7, GRA-MAR ACRES, AS OF RECORD IN BOOK 2331, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 251 FRONTS 80 FEET ON THE EAST SIDE OF GRAYCROFT AVENUE AND RUNS BACK BETWEEN LINES, 185.4 FEET ON THE NORTH LINE AND 190 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, MEASURING 80.58 FEET THEREON.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY, BUT ARE NOT RE-IMPOSED HEREBY.

BEING THE SAME PROPERTY WHERE A 50% UNDIVIDED INTEREST AS A TENANT IN COMMON WAS CONVEYED TO POST SCRIPT RECORDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED DATED 11/27/2013, RECORDED ON 12/19/2013, FROM JENNA MARQUARDT COLEMAN, JOINED BY HER HUSBAND, JONATHAN COLEMAN, OF RECORD IN INSTRUMENT NO. 20131219-0128229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; LATER CONVEYED FROM POST SCRIPT RECORDS, LLC, A TENNESSEE LIMITED

LIABILITY COMPANY, TO POST SCRIPT MUSIC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, IN CORRECTIVE WARRANTY DEED DATED 3/12/2014, RECORDED 3/24/2014, AS INSTRUMENT NO. 20140324-0023777, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER, BEING THE SAME PROPERTY CONVEYED TO JENNA MARQUARDT, A SINGLE WOMAN, BY WARRANTY DEED DATED 12/29/2009 FROM RONALD COLEMAN AND WIFE, DEATRICE COLEMAN, OF RECORD IN INSTRUMENT NO. 20100106-0001101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER, BEING THE SAME PROPERTY CONVEYED TO RONALD COLEMAN AND WIFE, DEATRICE COLEMAN, BY DEED FROM RENEE ROBERTS AND RICK YOUNG, DATED 11/29/2006 RECORDED 11/30/2006 AS INSTRUMENT NO. 20061130-0147876 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at: **4518 Graycroft Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of June, 2020.

GRANTORS:

POST SCRIPT MUSIC, LLC, a Tennessee Limited Liability Company

By: Patricia B Dean, Mgr & Member
Patricia B. Dean, Manager and Member

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia B. Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Manager and Member of POST SCRIPT MUSIC, LLC, a Tennessee limited liability company, and that she is authorized by POST SCRIPT MUSIC, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 27 day of June, 2020.

Lisa Resto
Notary Public
My Commission expires: _____

LISA M RESTO
Notary Public - State of Florida
Commission # GG 276144
My Comm. Expires Nov 13, 2022
Bonded through National

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of June, 2020.

GRANTORS:

Jonathan Coleman

Jenna Marquardt Coleman

STATE OF COLORADO
COUNTY OF Weld

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Coleman and Jenna Marquardt Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15 day of June, 2020.

VERNA JARA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064012401
My Commission Expires March 30, 2022

Notary Public
My Commission expires: 3-30-2022

202006300070558

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022