Karen Johnson Davidson County
Batch# 437764 DEEDWARR
07/15/2020 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $499.50
20200715-0077364

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$135,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203187	Affiant Sworn to and subscribed before me this 5th day of June, 2020 Notary Public My Commission Expires: 5/15/2021
After Recording Return To The Above.	

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 5th day of June, 2020, among:

MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

APEX ACQUISITIONS, LLC

including all heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Northerly 31.75 feet of the Southerly 122.55 feet of Lot 75 and the Northerly 25.8 feet of the Southerly 115.8 feet of Lot 76 on the Plan of J. M. T. J and G. W. Hardings Plan of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at an iron pin located in the Westerly margin of 18th Avenue North, said iron pin being located North 24 degrees, 45 minutes West, 90.8 feet from the Northerly margin of Formosa Street, running thence with the Westerly margin of 18th Avenue North, North 24 degrees, 45 minutes West, 31.75 feet to an iron pin being located South 24 degrees, 45 minutes East, 30 feet from the Southerly margin of a 16 foot alley; running

thence South 71 degrees 55 minutes West, 101 feet to an iron pin, said iron pin being located South 15 degrees 30 minutes East, 34 feet from the Southerly margin of a 16 foot alley, running thence South 15 degrees, 30 minutes East, 25.8 feet to an iron pin.

Being the same property conveyed to Sandra Haynes and Linda Shymlock and Debra Rice by Warranty deed from Margaret R. Scruggs McClain and husband, Theodore M. McClain of record in Book 9669, page 97, Register's Office for Davidson County, Tennessee, dated May 09, 1995 and recorded on May 11, 1995.

Being a portion of the same property conveyed to Linda Shymlock and Debra Rice by Quitclaim deed from Sandra Haynes of record in Book 10627, page 559 Register's Office for Davidson County , Tennessee, dated September 22, 1997 and recorded on September 30, 1997.

Being the same property conveyed to Sadler Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Linda Shymlock and Debra Rice, of record in Instrument Number 20030219-0022262, Register's Office for Davidson County, Tennessee, dated February 3, 2003, and recorded on February 19, 2003.

Being the same property conveyed to Gregory E. Wood, unmarried man by Quitclaim deed from Sadler Properties, LLC of record in Instrument No. 20150312-0021187 Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on March 12, 2015.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Gregory E. Wood of record in Instrument No. 20190204-0010327 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on February 04, 2019.

Being the same property conveyed to Stephen Vincents Investors USA, LLC, a Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20190204-0010328 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on February 04, 2019.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Stephen Vincents Investors USA, LLC, a Tennessee Limited Liability Company, dated June 5, 2020, of record in Instrument No. 20200612-0060238, Register's Office for Davidson County, Tennessee.

Being also known as 1617 Dr. D. B. Todd, Jr. Boulevard Nashville, Tennessee 37208.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____

Wyatt Tiffany, Authorized Signer

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Authorized Signer*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized Signer*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Authorized Signer***.

Witness my hand and official seal this 5th day of June, 2020.

_____
Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Apex Acquisitions, LLC
Address: 1617 Dr. D. B. Todd, Jr. Boulevard
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Apex Acquisitions, LLC
Address: 1831 12th Ave S Suite 209
City, State, Zip: Nashville, TN 37203

Tax ID: 081-15-0-120.00

True Copy Certification

I, Tracey Boshears, 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, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

