WARRANTY DEED

Karen Johnson Davidson County
Batch# 443831 DEEDWARR
07/24/2020 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $540.20
20200724-0081575

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

MELANIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC	Music City Financial, LLC	Parcel ID: 071-010-104.00
(NAME) 410 Matthews Court	(NAME) 410 Matthews Court	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ernest B. Cecil and Ruby J. Joyner and Sherman R. Cecil**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company**, 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. 46 on the Revised Plan of Trinity Hills Village, Section One, First Addition, as of record in Book 4175, Page 92, Register's Office for said County.

Said Lot 46 fronts 55.0 feet on the Southerly margin of Matthews Court and extends back 124.0 feet on the Easterly line and 115.7 feet on the Westerly line to a dead line in the rear measuring 74.1 feet thereon.

INCLUDED with this conveyance is all right, title and interests in and to that certain Easement for Encroachment & Permissive Use Agreement from Nancy Ryans as the owner of Lot 45 executed and recorded concurrently herewith.

Being the same property conveyed to Ernest Cecil, Jr., and wife Ruby Cecil by Corporate Warranty Deed from Trinity Hills Village, Inc., a Tennessee Corporation, recorded on the 18th day of March, 1971 in Deed Book 4487, Page 16, in the Register's Office of Davidson County, Tennessee. *Earnest Cecil, Jr. predeceased Ruby Cecil leaving her the sole owner by survivorship. Ruby Cecil died intestate on November 9, 2017 leaving the following heirs at-law: Ernest B. Cecil, Ruby J. Joyner,*

Sherman R. Cecil, Larentina Campbell Gray and John Jason Cecil.

See also quitclaim deeds of record in Instrument No. 20200724-0081492 and Instrument No. 20200724-0081493 as well as Affidavits of Heirship of record in Instrument No. 20200723-0081280, [redacted] in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 410 Matthews Court, Nashville, TN 37207

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 17th day of July, 2020.

Ernest B. Cecil

Ruby J. Joyner

Sherman R. Cecil

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ernest B. Cecil and Ruby J. Joyner and Sherman R. Cecil and John Jason Cecil, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 17th of July, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21