WARRANTY DEED

Karen Johnson Davidson County
Batch# 445451 DEEDWARR
07/29/2020 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $573.13
20200729-0083424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES: 1-5-2021 (AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Green Elephant Development LLC	SEND TAX BILLS TO: owner at owners address	MAP/PARCEL NUMBERS
(NAME) 1753 E. Broadway Rd, Ste 101-490	(NAME)	07101010400
(ADDRESS) Tempe, AZ 85282	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Green Elephant Development LLC**, an Arizona Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, 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.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed of record at Instrument No. 20200724-0081575 in the Register's OFfice of Davidson County, TN. Being previously conveyed to Ernest Cecil, Ruby J Joyner, and Sherman R Cecil by Quit Claim Deed of record at Instrument No. 20200724-0081492 and 20200724-0081493 in the Register's Office of Davidson County, TN. Being previously conveyed to Ernest Cecil, Ruby J Joyner, Sherman Cecil, John Jason Cecil, and LaRentina Campbell Gray by Affidavit of Heirship for Ruby Cecil of record at Instrument No. 20200723-0081286 in said Register's Office, TN. Being previously conveyed to Ernest Cecil, Jr. and wife, Ruby Cecil by virtue of that certain Deed dated March 16, 1971, and being of record at Book 4487, Page 16 in the Register's Office of Davidson County, Tennessee. Ernest Cecil, Jr. predeceased Ruby Cecil on July 20, 1997 leaving Ruby Cecil as the remaining tenant by the entirety. Ruby Cecil died intestate on November 9, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in Book 4175, Page 92, Book 4551, Page 443, Book 4326, Page 653, and Easement Agreement of Record at Instrument No. 20200723-0081038 in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 410 Matthews Ct. Nashville, TN 37207 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 17th day of July, 2020.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Noah Viddal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of MUSIC CITY FINANCIAL, LLC, the within named bargainor, a Texas Limited Liability Company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of MUSIC CITY FINANCIAL, LLC by himself as Authorized Agent.

WITNESS my hand and official seal at office this 17th day of July, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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