WARRANTY DEED

B-JG-20-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 449058 **DEEDWARR**
08/03/2020 02:19:02 PM 2 pgs
Fees: $13.00 Taxes: $498.76

20200803-0085436

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
D & J Properties of Tennessee, LLC	**New Owner**	
(NAME)	(NAME)	**093-16-0-197.00**
650 Wedgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **D & J PROPERTIES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee and being part of Lot No. 149 on the Map of Maury and Claiborne's Addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee and being more particularly described as follows, to-wit:

Beginning at the northeast corner of Lewis and Cannon Streets, thence with the Northerly margin of said Cannon Street South 82 degrees East 83.5 feet to the Westerly margin of an alley; thence with the Westerly margin of said alley, Northwardly 31.5 feet to a fence post 3.6 feet Southerly from the Southern boundary line of lot number 148 in said plan; thence with a fence Westwardly 86.9 feet to the Easterly margin of said Lewis Street at the common corner of said lot numbers 148 and 149; thence with the Easterly margin of said Lewis Street, South 4 degrees 45 minutes West 35 feet to the beginning.

Being the same property conveyed to Mid TN Partners, LLC by Warranty deed from Jeffery S. Miller and wife, Julie E. Miller of record in Instrument No. 20160229-0018972 Register's Office for Davidson County, Tennessee, dated February 22, 2016 and recorded on February 29, 2016.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company by deed from Mid TN Partners, LLC of record in Instrument No. 20200731-0084814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page (s) 84 and 85, Register's Office for Davidson County, Tennessee.
- Subject to Encroachment of Wood Shed as referenced of record in Book 9187, Page 529, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **83 Lewis Street, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF JULY, 2020.

Music City Financial, LLC

BY:_____

Noah Viddal
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NOAH VIDDAL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MUSIC CITY FINANCIAL, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of July, 2020.

_____

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212