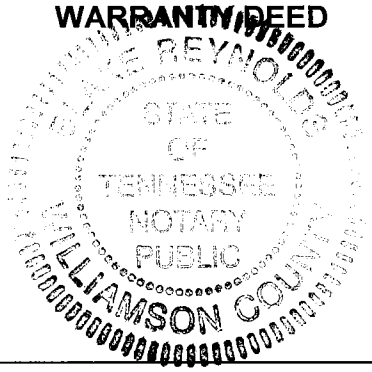
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$159~~,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September 2020.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Clean Foreclosures USA LLC | New Owner | 16205014300 |
| (NAME) | (NAME) | |
| 321 Ash Grove Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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 considerations, 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, transfer and convey unto **Clean Foreclosures USA LLC,** a Georgia Limited Liability Company hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 31 on Plan of Hickory Valley, Section 2-A, as of record in Book 3400, Page 111, Register's Office for said County, to which Plan reference is here made for a fuller description.
Being the same property conveyed to Clarence A. Wells and wife, Lorraine H. Wells by Warranty Deed from Randall Phillips Builders, Inc, dated 02/21/1973 and recorded 02/22/1973, of record in Book 4682, Page 869, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Financial, LLC a Texas Limited Liability Company by Warranty Deed from Donna Striepling, Executor for the Estate of David W. Bruce, Deceased, dated 9/22/2020, of record in Instrument No. 20200923-0109359, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 321 Ash Grove Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 921964-2
Warranty Deed TN

Karen Johnson Davidson County
Batch# 481642 DEEDWARR
09/24/2020 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $591.63
20200924-0109461



202009240109461

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), his/her/their 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), his/her/their 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.

Effective the 23rd day of September 2020.

Music City Financial, LLC

By: _____

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Noah Vidal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Music City Financial, LLC the within named bargainor, a Texas Limited Liability Company, and that he/she as such Signing Authority, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Noah Vidal, as such Signing Authority

Witness my hand and Official seal this 23rd day of September, 2020.

_____
Notary Public:
My Commission Expires: 7-11-22

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

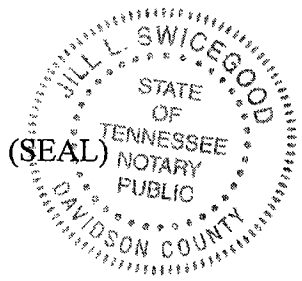
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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