WARRANTY DEED

Karen Johnson Davidson County
Batch# 489456 DEEDWARR
10/05/2020 12:29:20 PM 2 pgs
Fees: $13.00 Taxes: $702.63

20201005-0114951

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **189,900.00**

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS **2nd day of October, 2020**

Notary Public
MY COMMISSION EXPIRES: 2/26/24
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Smalling		
1336 McAlpine Avenue	**Same as Owner**	**61 - 16 - 212.00**
Nashville, TN 37216		
(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,WE, **DBG Partners, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Michelle Smalling, a Married Woman,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1336 McAlpine Avenue, Nashville, Nashville, TN 37216. Said property is being described as follows:

BEING the Westerly 60 feet of the Northerly 200 feet of Lot No. 58 on the Map of Kennedy and Graves Subdivison of Blocks "C" and "D", Monte Vista, as record in Book 843, Page 17, Register's Office for said County.

Said part of said Lot No. 58 fronts 60 feet on the Southerly side of Alpine Avenue, formerly McAlpine Avenue, and runs back between parallel lines, as measured from the center of said Street. 200 feet to a dead line.

Being the same property conveyed to DBG Partners LLC by Warranty Deed from Music City Holdings, LLC dated 04/14/2020 and filed for record on 04/20/2020 of record in Instrument No. 20200420-0041188, said Register's Office for said County.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Carl F. Cotten, Jr. dated 04/14/2020 and filed for record on 04/16/2020 of record in Instrument No. 20200416-0040033, said Register's Office for said County.

Being the same property conveyed to Carl F. Cotten, Jr. by QuitClaim Deed from Shirley J. Cotten dated 12/10/2018 and filed for record on 12/18/2018 of record in Instrument No. 20181218-0122699, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **1336 McAlpine Avenue, Nashville, TN 37216**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 2nd day of October, 2020.

DBG Partners, LLC

Anna Brooke Gilliam, Member — Anna Brooke Gilliam, Member

MEMBER — David Gilliam, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned , a Notary Public within and for the State and County aforesaid personally appeared Annae Brooke Gilliam and David Gilliam, with whom I am personally acquainted and who upon their oath(s) acknowledged them selves to be the membersrespectively of the DBG Partners,LLC, an LLCthe within named bargainor, , and that they as such members , being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of LLC, by the said Anna Brooke Gilliam and David Gilliam as such members,

Witness my hand and official seal at office at Hendersonville on this the 1 day of October, 2020.

My commission expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY