Name and Address of New Owner:
Music City Holdings, LLC
214 2nd Ave N.
Suite 203
Nashville, TN 37201
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 491572 DEEDWARR
10/07/2020 01:25:30 PM 4 pgs
Fees: $23.00 Taxes: $296.00
20201007-0116496

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 043-13-0A-058.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tony Pegues**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings, LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 5—10, of Robin Hood Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-l of said Master Deed. Reference is hereby made the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Registers Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Elaina Short and husband, Kelvin Short by Deed dated September 14, 2005 from James W. Armstrong, recorded September 16, 2005, in Instrument Number 20050916-0111546, in the Official Records of Davidson County, Tennessee. Elaina Short died August 13, 2012. Kelvin Short died intestate on December 29, 2016 leaving Joseph A. Short is the Sole Heir at Law, as evidenced by Affidavits of Heirship recorded in Instrument No. 20190225-0016648, 20190225-0016649, 20200928-0111595 and 20200928-0111596, said Register's Office. BEING further conveyed to Tony Pegues by deed from Joseph A. Short of record in Instrument No. 20201006-0115383, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of October, 2020.

_____(SEAL)
Tony Pegues

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of October, 2020, before me personally appeared Tony Pegues, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of October, 2020.

_____
Notary Signature
My commission expires:

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of October, 2020.

Notary Public
My commission expires: 3/17/24
File No. STATE2035

TIMOTHY L. STRIVINGS
NOTARY PUBLIC
TENNESSEE
My Commission
Expires on
03/17/2024
WILLIAMSON COUNTY

True Copy Certification

I, Tish Baldwin, 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: Williamson

Personally appeared before me, Desiree Sailema, a notary public for this county and state, Tish Baldwin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/23/2023

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY