Karen Johnson Davidson County
Batch# 491897 DEEDWARR
10/08/2020 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20201008-0116930

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203841

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$315,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 6th day of October, 2020.

JOSEE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

# WARRANTY DEED

**THIS INDENTURE**, made this 2nd day of October, 2020, among:

**KATHLEEN R. BASFORD**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**MUSIC CITY HOLDINGS, LLC**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:**

**Being Lot No. 77 on the Plan of Caldwell Country Estates, Section One, as shown on plat of record in Plat Book 2663, page 68, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.**

**BEING the same property conveyed to Charlie Ben Basford, Jr. and wife, Kathleen R. Basford by Warranty Deed from Douglas M. Holland and Patricia W. Holland dated August 30, 1974 and filed of record in Book 4850, page 53, Register's Office for Davidson County, Tennessee. Charlie Ben Basford, Jr. having died on or about February 11, 2020 leaving Kathleen R. Basford as surviving tenant by the entirety.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Kathleen R. Basford by Kara Godineaux, Attorney in fact

**Kathleen R. Basford by Kara Godineaux, Attorney in fact**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kara Godineaux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kathleen R. Basford, and who acknowledged that she executed the same as the free act and deed of said Kathleen R. Basford.

Witness my hand and official seal this 2nd day of October, 2020.

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Owner Name & Property Address:**

Name: Music City Holdings, LLC
Address: 315 Blackman Road
City, State, Zip: Nashville, TN 37211

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 315 Blackman Road
City, State, Zip: Nashville, TN 37211

**Tax ID: 147-5-215**

# True Copy Certification

I, Tracey Boshears, 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, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

