WARRANTY DEED

Karen Johnson Davidson County
Batch# 495614 DEEDWARR
10/14/2020 12:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20201014-0119347

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Megan Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings LLC	Music City Holdings LLC	Parcel ID: 105-13-0-180.00
(NAME) 2108 12th Avenue South	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brenda Crismon and Michael C. Phillips and Sherrie Boles and Benjamin F. Phillips III aka Ben F. Phillips, III**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Music City Holdings LLC, a Texas Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being the northerly 56 feet of Lot No. "A" on the Map of a Subdivision of the M. B. McAlister homeplace as of record in Book 843, page 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 56 feet on the easterly side of 12th Avenue South, as widened, and runs back between lines, along the southerly margin of an alley, 149.5 feet, more or less, to another alley in the rear, measuring 56.0 feet thereon.

Being the same property conveyed to Benjamin K. Phillips, Jr. and wife, Mozella Phillips by deed from Edward K. Vaughan and daughter, Patricia Vaughan Darnell, of record in Book 4195, Page 119, Register's Office in Davidson County, Tennessee. The said Benjamin K. Phillips having since died and subject property vested in Mozella Phillips as the surviving tenant by the entirety. By Quitclaim Deed dated March 28, 1995 and recorded in Book 9636, page 77, said Register's Office, Mozella M. Phillips conveyed a one-half of her right, title and interest in subject property to her daughter, Gwendolyn Phillips. The said Mozella M. Phillips having since died intestate leaving her interest in subject property to her heirs at law, Sherrie Louise Phillips Boles aka Sherrie Boles, Brenda G. Phillips Crismon aka Brenda Crismon, Gwendolyn Phillips, Joyce Ann Phillips, Michael Cornelius Phillips aka Michael C. Phillips, Joseph Henry Phillips and Benjamin Franklin Phillips, III aka Ben F. Phillips, III. The said Gwendolyn Phillips having since died on July 9, 2006, having never married or having children. The said Joseph Henry Phillips having since died on October 3, 2017, having never married or having children. The said Joyce Ann Phillips having since died on December 18, 2019, having never married or having children.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2108 12th Avenue South, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, 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 13 day of October, 2020

Brenda Crismon
Brenda Crismon

Michael C. Phillips by Brenda Crismon, Attorney in Fact
Michael C. Phillips
By Brenda Crismon as Attorney in Fact

Sherrie Boles by Brenda Crismon, Attorney in Fact
Sherrie Boles
By Brenda Crismon as Attorney in Fact

Ben F. Phillips, III by Brenda Crismon, Attorney in Fact
Ben F. Phillips, III
By Brenda Crismon as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the COUNTY of WILLIAMSON and State of Tennessee, do hereby certify that Brenda Crismon personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Brenda Crismon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael C. Phillips, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Michael C. Phillips, for the purposes therein contained.

Witness my hand and official seal, this the 13th day of October, 2020.

Notary Public

My Commission Expires:

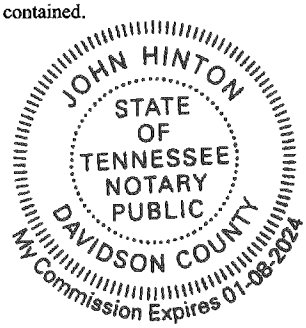
(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Brenda Crismon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sherrie Boles, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Sherrie Boles, for the purposes therein contained.

Witness my hand and official seal, this the 13th day of October, 2020.



Notary Public

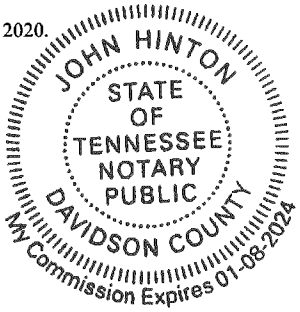
My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Brenda Crismon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ben F. Phillips, III, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Ben F. Phillips, III, for the purposes therein contained.

Witness my hand and official seal, this the 13th day of October, 2020.



Notary Public

My Commission Expires:

(SEAL)

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)

