Karen Johnson Davidson County
Batch# 499274 DEEDWARR
10/20/2020 12:05:44 PM 3 pgs
Fees: $18.00 Taxes: $962.00

20201020-0122056

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me
This 15th day of October 2020.

Notary Public
My Commission Expires:

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

Address New Owners as:	Tax Bill To:	Map / Parcel
Music City Financial, LLC 828 Royal Parkway Nashville, TN 37217	New Owner	082 07 0 174.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

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 sufficiency of all of which are hereby acknowledged, **GOTHAM CONTRACTING, LLC, a Tennessee Limited Liability Company**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A Texas Limited Liability Company,** (The "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the northerly 50 feet of Lot Number 37 on the plan of the Benedict Land Company Subdivision of the Lindsley Tract as of record in Book 332, Page 40, Resister's Office for Davidson County, Tennessee.

Beginning at an existing iron pin in the westerly margin of Stockell Street and the southerly margin of Evanston Avenue, said point being the southwest corner of said intersection and is the northeast corner of this described tract, thence with the westerly margin of Stockell Street south 6 degrees 59 minutes, 59 seconds West 50.00 feet to an iron pin; thence leaving the westerly margin of said Street North 82 degrees 54 minutes 20 seconds West 178.55 feet to an iron pin, said point being in the easterly margin of an 18 foot alley; thence with the easterly margin of said alley North 7 degrees 10 minutes, 18 seconds East 50.00 feet to a P.K. nail in concrete, said point being in the southerly margin of Evanston Avenue, thence with the southerly margin of said Avenue South 82 degrees 54 minutes, 20 seconds East 178.43 feet to the point of beginning.

Being the same property conveyed to Gotham Contracting, LLC, by Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Michael Coleman of record in Instrument 20200110-0003686, Register's Office for Davidson County,

Tennessee.

This is improved property known as 1018 Stockell Street, Nashville, TN 37207.

This conveyance is subject to the following:

1. Subject to all matters as disclosed on Plat Book 332, Page 40, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of October 2020.

Gotham Contracting, LLC

Matthew Robb, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Matthew Robb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Gotham Contracting, LLC, and as such President acknowledged that he is authorized to execute the foregoing instrument on behalf of Gotham Contracting, LLC, the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Nashville, Tennessee, this 15th day of October 2020.

Notary Public

My Commission Expires: 05/03/2021

