THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829593** Karen Johnson Davidson County Batch# 500031 DEEDWARR 10/22/2020 08:17:21 AM 2 pgs Fees: $13.00 Taxes: $891.70 20201022-0122551	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $241,000.00. KB Affiant Subscribed and sworn to before me, this 19th day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Music City Holdings, LLC 7100 Comerce Way, Suite 250 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061 07 0 177.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara P. Beatty, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Music City Holdings, LLC, A Texas Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 and the Easterly 40' of Lot 13 on the Plan of Broadmoor "Block A" as of record in Book 547, Page 161 and 162, Register's Office for said County.

Said Lot No. 12 and part of Lot 13 front 90 feet on the Southerly side of Gwynn Drive and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Barbara P. Beatty, by QuitClaim Deed from Jeffrey L. Beatty, of record in Book 10133, Page 36, in the Register's Office of Davidson County, Tennessee, dated July 11, 1996 and recorded on July 25, 1996.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Broadmoor, as recorded in Plat Book 547, Page(s) 161 and 162.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1002 Gwynn Drive Nashville TN 37216

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 2020.

Barbara P. Beatty

Barbara P. Beatty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara P. Beatty, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2020.

Nathan L Powers

Notary Public
My Commission Expires: 01/17/21

