Karen Johnson Davidson County
Batch# 505105 DEEDWARR
10/30/2020 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20201030-0126721

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Hollie Butler
Affiant

STEVE TOPPINGS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-23-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC	owner at owns	Parcel ID: 07112027200
(NAME) 917 Ward Street	(NAME) address	
(ADDRESS) Nashville, TN 37207	(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, **Elvin Butler and wife, Hollie Butler,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MUSIC CITY FINANCIAL, 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, State of Tennessee, described as follows, to-wit:

Being the easterly 10 feet of Lot No. 50 and all of Lot No. 51 on the Plat of T. I. Ward's Resubdivision of certain lots in Williams and Hayes Company's Bellview Plan, of record in Book 974, Page 48, Register's Office for said county.

According to survey thereof by Hal R. Swann, Jr., Surveyor, dated July 19, 1948, said lot and part of lot adjoin and front together 60 feet on the northerly side of Ward Street and run back between parallel lines 158.5 feet to a dead line.

Being the same property conveyed to Elvin Butler and wife, Hollie Butler, by QuitClaim Deed from Elvin Butler, by deed dated March 11, 2005, filed of record on March 23, 2005, of record in Instrument No. 20050323-0031518, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elvin Butler, a single person by Warranty Deed from Andrew J. Jones and wife, LaJune B. Jones, by deed dated August 10, 1992, filed of record on August 13, 1992, of record in Book 8700, Page 897, Register's Office for Davidson County, Tennessee.

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 917 Ward Street, Nashville, TN 37207

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 27 day of October, 2020

Elvin Butler

Elvin Butler

Hollie Butler

Hollie Butler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Elvin Butler and Hollie Butler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of October, 2020.

Notary Public

My Commission Expires: 12-23-2020

(SEAL)

STEVE TOPPINGS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022