WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,525.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SE

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-SB-MCH-20-804

Karen Johnson Davidson County
Batch# 522191 DEEDWARR
11/30/2020 01:52:14 PM 2 pgs
Fees: $13.00 Taxes: $675.34

20201130-0139058

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**051-03-0-037.00**
7100 Commerce Way, Ste. 250		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF THE SIEGFRIED STEIN, DECEASED.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMIT LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision Lots 4 & 5, Section One, Blair Heights of record in Plat Book 2133, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 128' on the South side of Vantrease Road and runs back between lines 311.39' on the east line and 314.39' on the West line to a dead line in the rear, measuring 128' thereon.

Being the same property conveyed to Siegfried H. Stein and wife, Ruby J. Stein by Warranty deed from Warren Vance Stewart and wife, Maxine Stewart of record in Book 5167, page 522, Register's Office for Davidson County, Tennessee, dated July 01, 1977 and recorded on July 06, 1977.

Being the same property conveyed to Siegfried H, Stein by Quitclaim deed from Siegfried Herman Stein and Ruby Jewel Carter Wade Stein of record in Book 5401, page 779, Register's Office for Davidson County, Tennessee, dated March 01, 1979 and recorded on March 06, 1979.

Being the same property conveyed to Pamela Siemers, Trustee by Quitclaim Deed from Siegfried H. Stein and Brenda E. Wallace, as joint tenants with right of survivorship, of record in Instrument No. 20040319-0031181, Register's Office for Davidson County, Tennessee, dated and recorded on March 19, 2004, and within the same deed the said Pamela Siemers, Trustee conveyed his interest in the subject property to Siegfried H. Stein and Brenda E. Wallace, as joint tenants with right of survivorship

Brenda Elizabeth Stein (Wallace) died January 31, 2018, leaving Siegfried Stein as surviving joint tenant.

Siegfried Hermann Stein died December 26, 2019. His estate being administered through Davidson County, Tennessee Probate Court, Docket No. 20P452. Order to Authorize Sale of Real Property to Pay Debts filed June 1, 2020.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 18, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 489 and Deed to establish a new boundary line in Book 8556, Page 181, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2345, Page 27, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Sewer and Drainage Easement to Metropolitan Government of Nashville of record in Book 5226, Page 10,

in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **804 Vantrease Rd, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 20th DAY OF NOVEMBER, 2020.

The Estate of the Siegfried Stein, deceased.

BY: Linda Sevier
Linda Sevier
Exucutrix

STATE OF KENTUCKY
COUNTY OF PULASKI

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA SEVIER, EXUCUTRIX of the THE ESTATE OF THE SIEGFRIED STEIN, DECEASED., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of November, 2020.

Janice C Green
Notary Public
My Commission Expires: 12/21/2023
(SEAL)

JANICE C. GREEN
Notary Public
Kentucky - State at Large
Commission Number 636521
My Commission Expires Dec 21, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212