RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014753

Karen Johnson Davidson County
Batch# 522380 DEEDWARR
12/01/2020 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $780.70
20201201-0139349

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2020.

NOTARY PUBLIC

My commission expires: 8/27/2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
X5 Construction, LLC 101 Tilbury Circle Brentwood, TN 37027	Same address as new owner	150 04 0 010.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eleven Thousand and 00/100 Dollars ($211,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MUSIC CITY FINANCIAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **X5 CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot No. 407 in Murray and Claiborne Subdivision. Said Lot No. 407 fronts 40 feet on southwest corner of Claiborne Street and Perkins Street running back between parallel lines 165 feet more or less to an alley.

Being the same property conveyed to Music City Financial, LLC, a Tennessee limited liability company by Warranty Deed from The Estate of Margaret E. Buchanan, deceased, by her heirs, of record in Instrument No. 20201201-0139348, Register's Office for Davidson County, Tennessee.

This is property known and designated as 16 Claiborne Street, Nashville, TN 37210.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties. Payment of the 2021 property taxes will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 30th day of October, 2020.

MUSIC CITY FINANCIAL, LLC

BY: _____
NOAH VIDDAL, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent of Music City Financial, LLC, a Tennessee limited liability company, the within named bargainor and that he, as such authorized agent, executed the foregoing instrument for the purposes therein contained by signing the name of Music City Financial, LLC by himself as Authorized Agent.

WITNESS my hand and seal, this the 30th day of October, 2020.

_____
Notary Public

My commission expires: 8/27/22

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022