WARRANTY DEED

Karen Johnson Davidson County
Batch# 524852 DEEDWARR
12/04/2020 03:03:04 PM 2 pgs
Fees: $13.00 Taxes: $148.00

20201204-0141357

A-MQ-20-270-D18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)	**133-16-0A-038.00-CO**
214 2nd Ave South Suite 203		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **HENRY LEE PERRY, SINGLE,** 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 LIMITED 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, State of Tennessee, being all of Lot No. D-18 on the plan of Harding Glen Condominiums (formerly Barcelona Condominiums), together with the undivided interest in the common elements appurtenant to said Unit, as set forth in the Master Deed of record in Book 6400, Page 801; Book 9397, Page 814; Book 11509, Page 965; Instrument Number 20070926-0114999; Instrument Number 20171004-0101537 and Instrument Number 20180606-0054269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Henry L. Perry by Warranty deed from James H. Angel and wife, K. Gay Angel of record in Book 7570, page 884, Register's Office for Davidson County, Tennessee, dated June 07, 1988 and recorded on June 13, 1988.

Being the same property conveyed to Henry Lee Perry by QuitClaim deed from Phyllis Yvonne Woods of record in Instrument No. 20150909-0091597 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 09, 2015.

Final Decree if Divorce recorded on August 28, 2015 in Instrument No. 20150828-0087448.

This conveyance is subject to:
- By-Laws of record in Book 6400, Page 844, as amended in Book 9723, page 68 and Book 11509, page 966, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6400, Page 581, in the Register's Office for Davidson County, Tennessee.
- Harding Glen Condominium Amended and Restated Rules & Regulations of record in Instrument Number 20010329-0030288, in the Register's Office for Davidson County, Tennessee.
- Declaration of Mutual Reciprocal Easements of record in Book 5868, Page 422 and amended in Instrument No. 20030624-0086638, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20121114-0104727, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **270 Tampa Drive Apt #D18, Nashville, Tennessee 37211**.

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 30 DAY OF NOVEMBER, 2020.

Henry Lee Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY LEE PERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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