WARRANTY DEED



J-SB-MCH-20-3911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 541992 **DEEDWARR**
12/23/2020 01:43:39 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20201223-0153052

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**148-10-41.00**
214 2nd Ave. N, Ste. 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, **WENDELL L. BYRD, UNMARRIED,** 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, Tennessee, being Lot No. 52 on the Plan of Locustwood, Section Five, of record in Book 2663, Page 43, Register's Office for said County.

Said Lot No. 52 fronts 84 feet on the westerly side of Creekside Drive and extends back 145.7 feet on the northerly line and 158.8 feet on the southerly line to a dead line, measuring 86.6 feet thereon.

Being the same property conveyed to Wendell L. Byrd by Quitclaim Deed from Vickie C. Tomberlain, reserving a life estate in Elmer Hampton Hamrick, recorded January 26, 1999 in Book 11312, Page 352, Register's Office for Davidson County, Tennessee. The said Elmer Hampton Hamrick having since died on April 30, 2013 extinguishing said life estate.

Being the same property conveyed to Wendell L. Byrd and Vickie C. Tomberlain by Quitclaim Deed from Mable B. Hamrick (formerly Mable B. Campbell), reserving a life estate in Elmer Hampton Hamrick, recorded May 8, 1998 in Book 10924, Page 220, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Byron O. Campbell and wife, Mable B. Campbell (now known as Mable B. Hamrick) by Warranty Deed from Walter Batey and wife, Lois D. Batey, recorded April 7, 1960 in Book 3035, Page 193, Register's Office for Davidson County, Tennessee. The said Byron O. Campbell having since died and Mable B. Campbell married Elmer Hampton Hamrick.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 43, 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: **3911 Creekside Drive, 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 22 DAY OF DECEMBER, 2020.

Wendell L. Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDELL L. BYRD, 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 22nd of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

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

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