# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J-SB-V-20-3816

DANA DELAVORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

**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) | **072-04-0-130.00** |
| **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, **THOMAS ALVIN BOZMAN, TRUSTEE AND OCEA JEAN BOZMAN, TRUSTEE OF THE BOZMAN FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JULY 27, 2015,** 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. 13 on the Plan of Inglewood Terrace, Block "D" of record in Plat Book 1130, Page 1, 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. 13 fronts 68 feet 9 inches on the southeasterly side of Inglewood Circle North and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to R.J Bozman and wife, Maxine T. Bozman by Installment deed from Thomas Alvin Bozman and wife, Ocea Jean Bozman of record in Book 7978, page 404, Register's Office for Davidson County, Tennessee, dated November 06, 1989 and recorded on November 07, 1989.

Being the same property conveyed to Thomas Alvin Bozman, a one-half(1/2) undivided interest as Tenant in Common and to Ocea Jean Bozman, a one-half (1/2) individed interest as Tenant in Common by Quitcliam deed from Thomas Alvin Bozman and wife, Ocea Jean Bozman of record in Instrument No. 20000427-0041932 Register's Office for Davidson County, Tennessee, dated April 26, 2000 and recorded on April 27, 2000.

Being the same property conveyed to Thomas Alvin Bozman and wife, Ocea Jean Bozman by Quitcliam deed from Thomas Alvin Bozman, as Tenants in Common, and Ocea Jean Bozman, as Tenant in Common of record in Instrument No. 20150805-0077578 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on August 05, 2015.

Being the same property conveyed to Thomas Alvin Bozman and, Ocea Jean Bozman, Trustees, Bozman Family Revocable Living Trust Agreement dated July 27, 2015 by Quitcliam deed from Thomas Alvin Bozman and wife, Ocea Jean Bozman of record in Instrument No. 20150805-0077579 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on August 05, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Pages 421 and 424, 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: **3816 Inglewood Cir N, Nashville, Tennessee 37216**.

Karen Johnson Davidson County
Batch# 551865 **DEEDWARR**
01/11/2021 11:56:07 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20210111-0004637

Warranty Deed

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 28th DAY OF DECEMBER, 2020.

Bozman Family Revocable Living Trust Agreement dated July 27, 2015

BY: Thomas Alvin Bozman
Thomas Alvin Bozman
Trustee

BY: Ocea Jean Bozman
Ocea Jean Bozman
Trustee

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS ALVIN BOZMAN, TRUSTEE of BOZMAN FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JULY 27, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28 of December, 2020.

Karen Lentz
Notary Public
My Commission Expires: 3.6.24
(SEAL)

KAREN LENTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OCEA JEAN BOZMAN, TRUSTEE of BOZMAN FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JULY 27, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28 of December, 2020.

Karen Lentz
Notary Public
My Commission Expires: 3.6.24
(SEAL)

KAREN LENTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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