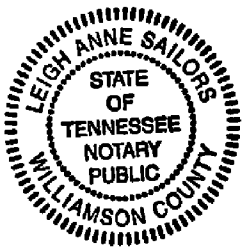
Karen Johnson Davidson County
Batch# 553112 DEEDWARR
01/13/2021 09:03:30 AM 5 pgs
Fees: $28.00 Taxes: $962.00
20210113-0005712

WARRANTY DEED



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to me on January 8th, 2021.

Notary Public

My Commission Expires: 8-7-22

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24558.2020

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Music City Mavens, LLC 600 12th Avenue South #513 Nashville, TN 37203	Same	083-01-00-006.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Ashley N. Crafton as to a 95% ownership interest and Eric Crafton as to a 5% ownership interest, (hereinafter called "Grantors"),**

have bargained and sold, and by these presents do transfer and convey unto **Music City Mavens, LLC, a Tennessee limited liability company, (hereinafter called "Grantee")**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee and being Lot No. 5 on the Plan of Jewell Place Subdivision of part of Lot 5 on the Plan of the Johnson & Smith Property as recorded in Book 38, Page 539 and Book 2854, Page 93, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Ashley N. Crafton as to a 95% ownership by Quitclaim Deed dated November 25, 2020 from Eric Crafton and Miiko Crafton and being of record in Instrument Number 20201125-0138599, Register's Office of Davidson County, Tennessee and further being a portion of the same property conveyed to Eric Crafton, married by Deed dated December 10, 2003 from Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc., Asset Backed Passthrough Certificates, Series 2003-AR1 under the Pooling and Servicing Agreement dated January 1, 2003 without recourse and being of record in Instrument Number 20040108-0003056, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes are a lien but are not yet due and payable and have been prorated between the parties. Payment of said taxes will be the sole responsibility of the Grantee when they become due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Any and all notes and matters on the Plan of record in Book 38, Page 539 and Book 2854, Page 93, said Register's Office.

This property is known as improved property located at 943 West Greenwood, Nashville, Tennessee 37206.

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, its successors and/or assigns, forever, and Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or 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.

Executed on this 7th day of January, 2021 but expressly having an effective date of January 7, 2021.

Ashley N. Crafton

Ashley N. Crafton

By: Eric Crafton

Eric Crafton
Attorney in Fact pursuant to POA of record in Instrument Number 202101130005711, Register's Office of Davidson County, TN

Eric Crafton

Eric Crafton

STATE OF District of Columbia
COUNTY OF Washington

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Eric Crafton, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Ashley N. Crafton, and further acknowledged that he executed same as the free act and deed of Ashley N. Crafton.

Witness my hand this 7th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 02/14/2025

Mitchell J. Dupra Jr. NOTARY PUBLIC Exp. - 02/14/2025 DISTRICT OF COLUMBIA

STATE OF District of Columbia
COUNTY OF Washington

I, Eric Crafton, being first duly sworn and having executed the above instrument as attorney-in-fact for Ashley N. Crafton, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand this 7th day of January, 2021.

X Eric Crafton
Eric Crafton

Sworn to and subscribed before me this 7th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 02/14/2023

Mitchell J. Dupre Jr. NOTARY PUBLIC DISTRICT OF COLUMBIA Exp. - 02/14/2025

State of District of Columbia
County of Washington

Personally appeared before me, the undersigned, Notary Public of said County and State, Eric Crafton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on January 7th, 2021.

Notary Public

My Commission Expires: 02/14/2023

Mitchell J. Dupre Jr. NOTARY PUBLIC DISTRICT OF COLUMBIA Exp. - 02/14/2025

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

