WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

G-KW-21-304

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 566155 DEEDWARR
02/02/2021 01:02:53 PM 3 pgs
Fees: $18.00 Taxes: $555.00

20210202-0015040

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Music City Financial, LLC	**Same as New Owner**	
(NAME)	(NAME)	**043-07-0-020.00-CO**
828 Royal Parkway, Suite 204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **NATHAN RAY SADLER AND KAYLEE SADLER, HUSBAND AND WIFE AND SIDNEY JAMES SADLER, MARRIED AND AND EMILY ANN VALENTINE, MARRIED AND TERRY SADLER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, 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 LOCATED IN THE 9TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE SAID LAND BEING LOT 125 ON THE UNRECORDED MAP SHOWING JOHN W. ANDERSON'S SUBDIVISION OF TRACT 1 AND 13, ANDERSON ESTATES, SECTION 1 (BOOK 1130, PAGE 37 R.O.D.C., TN) DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF McaRTHUR DRIVE (50 FOOT WIDE PUBLIC RIGHT-OF – WAY), SAID ROD BEING THE NORTHEAST CORNER OF THE WILLIAM W. MASSEY LAND (BOOK 5128, PAGE 929 R.O.D.C., TN) AND BEING LOCATED
N 05°27'06" E 125.0 FEET FROM THE NORTHERLY MARGIN OF ROOSEVELT AVENUE; THENCE LEAVING SAID McARTHUR DRIVE WITH THE NORTHERLY LINE OF SAID MASSEY
N 85°19'24" W 150.00 FEET TO AN IRON PIPE (OLD) AT THE NORTHEAST CORNER OF THE SHIRLEY F. BRINEGAR LAND PARCEL I.D. 04307001600 P.A.D.C., TN (INSTRUMENT # 20070316-0031970 R.O.D.C., TN) AND THE SOUTHEAST CORNER OF THE SHIRLEY F. BRINEGAR LAND PARCEL I.D. 04307001500 P.A.D.C., TN (INSTRUMENT # 20070316-0031970 R.O.D.C., TN) ; THENCE WITH SAID BRINEGAR
N 05°26'20" E 51.20 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE NEILSON G. HUBBARD LAND (INSTRUMENT # 20170718-0072211 R.O.D.C.. TN) AT THE SOUTHEAST CORNER OF THE RONALD BRINEGAR LAND (BOOK 8837, PAGE 881 R.O.D.C., TN); THENCE WITH SAID NEILSON
S 84°51'54" E 150.00 FEET TO AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF SAID McARTHUR DRIVE; THENCE WITH SAID WESTERLY MARGIN
S 05°27'06" W 50.00 FET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 7589.60 SQ. FT. OR 0.17 ACRES MORE OR LESS ACCORDING TO A BOUNDARY SURVEY DATED 1-22-2021 BY CAMPBELL, McRAE & ASSOCIATES SURVEYING. INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S.#1838

Being the same property conveyed to James Thomas Brown and wife, Linda T. Brown by Warranty deed from Irvin L. McMurtry, and wife, Anna McMurtry of record in Book 3676, page 605, Register's Office for Davidson County, Tennessee, dated January 29, 1964 and recorded on January 31, 1964.
Being the same property conveyed to Deborah Ann Sadler, Nathan Ray Sadler, Sidney Sadler, and Emily Ann Valentine, each to own 1/4 interest by Quitclaim deed from James Thomas Brown and wife, Linda T. Brown of record in Instrument No. 20031231-0184227 Register's Office for Davidson County, Tennessee. The said Debora Ann Sadler having died December 21, 2019, leaving Nathan Ray Sadler, Sidney Sadler and Emily Ann Valentine and Terry Sadler (also known as Terry D. Sadler and Dwayne Sadler) as her heirs at law per Affidavits of Heirship of record in 20210202-0015038 and 20210202-0015039, Register's Office for Davidson County, Tennessee.

Kaylee Sadler, spouse of Nathan Ray Sadler, joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

The above referenced property was investment property for Sidney Sadler, Emily Ann Valentine and Terry Sadler.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee.
- ROW of McArthur Drive.
- All matters set forth on the Boundary Survey prepared by Campbell, McRae & Associates Surveying dated January 22, 2021
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **304 McArthur Dr, Madison, Tennessee 37115**.

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 27th DAY OF JANUARY, 2021.

Nathan Ray Sadler

Kaylee Sadler

Sidney James Sadler

Emily Ann Valentine

Terry Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN RAY SADLER, 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 27th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAYLEE SADLER, 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 27th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SIDNEY JAMES SADLER, 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 27th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY ANN VALENTINE, 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 27th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY SADLER, 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 27th of January, 2021.

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