WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2021.

Notary Public
COMMISSION EXPIRES: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 593456 DEEDWARR
03/17/2021 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210317-0035082

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Financial, LLC	NEW OWNER	094-01-0-409.00
(NAME)	(NAME)	
828 Royal Pkwy #204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, both with an equal, undivided tenant-in-common interest,,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 91 on the Plan of Shelby Village, No. 2, of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 64 feet on the northeasterly margin of South 15th Street and extends back 105.3 feet on the northwesterly line and 159.2 feet on the southeasterly line to a broken line in the rear measuring 96.3 feet thereon.

Being the same property conveyed to Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust, an equal undivided tenant-in-common interest and Lisa H. Taylor, Trustee of the Lisa H. Taylor 2016 Trust, an equal undivided tenant-in-common interest by Deed dated May 12, 2020 from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased, who died on December 9, 2018, recorded May 28, 2020, in Instrument Number 202005280054835, in the Register's Office for Davidson County, Tennessee.

This property does not consititute a primary residence for the Grantee and is for investment purposes only.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 703 South 15th Street (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37206 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 12th day of March, 2021.

Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust

Lisa H. Taylor, Trustee

Lisa H. Taylor, Trustee of the Lisa H. Taylor 2016 Trust

Lisa H. Taylor, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lisa H. Taylor, Trustee, 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 in her capacity as Trustee of the Randy Hillin 2016 Trust and the Lisa H. Taylor 2016 Trust for the purposes therein contained.

WITNESS ~~my hand~~ and seal this 12th day of March, 2021.

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Commission Expires: 3-7-2023

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022