WARRANTY DEED

Karen Johnson Davidson County
Batch# 598769 DEEDWARR
03/23/2021 02:41:52 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20210323-0038389

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-C4K-21-2087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2021.

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings LLC	**New Owner**	
(NAME)	(NAME)	**135-12-0A-044.00-CO**
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, **DEBORAH S. BISNER AND HUSBAND, EDWARD S. BISNER, JR.**, 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 Unit No. 2087 of Nashboro Village Condominium, and Garage Unit No. 2087G (erroneously shown as 087 on prior deeds) of said Condominium as shown on Master Plot Plan for Nashboro Village Twelve Condominium, prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interests relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium, recorded in Deed Book 4827, Page 30, aforesaid records, on June 20, 1974.

Being the same property conveyed to Deborah S. Bisner and husband, Edward S. Bisner, Jr. by Warranty deed from Lawrence Ervin Dresen and Mary Lee Dresen, Trustees of the Lawrence Ervin Dresen and Mary Lee Dresen Joint Living Trust dated November 21, 2005, and amended and restated on March 23, 2007 of record in Instrument No. 20140103-0000793 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on January 03, 2014.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown or the Plan of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee.
- By-Laws of Nashboro Village Twelve Condominium Association of record in Book 4827, Page 47, Register's Office for Davidson, County, Tennessee.
- Charter for Nashboro Village Twelve Condominium Association of record in Book 4828, Page 829 and 834, in the Register's Office for Davidson County, Tennessee.
- Easement to NES of record in Book 4821, Page 109, in the Register's Office for Davidson County, Tennessee.
- Overhead line easement of record in Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, amended in Book 5469, Page 840 and Book 7751, Page 907, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Coce, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2087 Nashboro Blvd, Nashville, Tennessee 37217**.

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 19th DAY OF MARCH, 2021.

Deborah S. Bisner

Edward S. Bisner, Jr.

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH S. BISNER, 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 19th of March, 2021.

Notary Public **Tanyce A. Davis**
My Commission Expires: **11/6/2023**
(SEAL)

TANYCE A. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/26/2023
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD S. BISNER, JR., 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 19th of March, 2021.

Notary Public **Tanyce A. Davis**
My Commission Expires: **11/6/2023**
(SEAL)

TANYCE A. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/26/2023
SHELBY COUNTY

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