WARRANTY DEED

J-SB-THG-21-1116

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.24
(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)	**072 02 0 159.00**
1116 Shelton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **BEN A. STEEL, SINGLE,** 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 TENNESSEE LIMITED LIABLITY 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 the Westerly one-half of Lot No. 51 on the Plan of INGLEWOOD PLACE as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 51 fronts 50 feet on the Southerly side of Shelton Avenue and runs back between parallel lines 202.5 feet to a dead line.

Being the same property conveyed to Ben A. Steel, by Warranty Deed from Mario A. Robles, of record in Instrument No. 20060906-0110023, in the Register's Office of Davidson County, Tennessee, dated August 31, 2006 and recorded on September 06, 2006.

This conveyance is subject to:

- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4277, Page 729, Register's Office for Davidson County, TN.
- Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4966, Page 366, Register's office for Davidson County, TN.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1116 Shelton Ave, Nashville, Tennessee 37216**.

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.

Karen Johnson Davidson County
Batch# 607002 **DEEDWARR**
04/05/2021 03:08:16 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210405-0044326

Witness my/our hand(s) this the 2nd DAY OF APRIL, 2021.

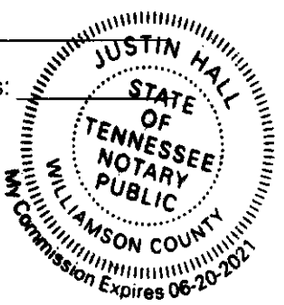
Ben A. Steel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN A. STEEL, 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 2nd of April, 2021.

Notary Public
My Commission Expires:
(SEAL)



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