Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $307,000.00. Affiant Subscribed and sworn to before me, this the 6th day of May, 2021. Notary Public My commission expires: 6-17-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 632059 **DEEDWARR**
05/10/2021 10:41:57 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90



20210510-0062290

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/P
Theodore MacMillan	New Owner(s)	059-00-0-038.00
4931 Buena Vista Pike		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUN VALLEY PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THEODORE MACMILLAN, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13" Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor November 4, 1960, as follows:

Beginning at an iron pin on the westerly margin of Buena Vista Pike at the intersection of the westerly margin of said Pike and the southern boundary line of the property conveyed to Mrs. Dorothy P. Travernight by deed from Verdie L. Wright and wife, of record in Book 2810, page 59, Register's Office for said County; thence with the westerly margin of said Pike south 18 degrees east 100 feet to an iron pin; thence south 71 degrees 15' west 250 feet to an iron pin; thence north 18 degrees west 100 feet to an iron pin; thence north 71 degrees 15' east 250 feet to the beginning, containing .57 of an acre, more or less.

Being the same property conveyed to Rachel Head, a single woman by Warranty deed from Charles Henson, married of record in Instrument No. 20180509-0044642 Register's Office for Davidson County, Tennessee, dated April 24, 2018 and recorded on May 9, 2018.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty deed from Rachel Head, unmarried of record in Instrument No. 20210104-0000263 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on January 04, 2021.

Being the same property conveyed to Sun Valley Properties LLC by Warranty deed from Music City Financial, LLC of record in Instrument No. 20210127-0012079 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on January 27, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4931 Buena Vista Pike, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of May, 2021.

Sun Valley Properties LLC, a Tennessee Limited Liability Company

By: _____
Jonathan Daniel Jones, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Daniel Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Sun Valley Properties LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2021.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025