WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-SB-RP-20-2410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MAY, 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

Karen Johnson Davidson County
Batch# 643280 **DEEDWARR**
05/24/2021 03:00:50 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20210524-0070230

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	(S)
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**026-16-0-038.00**
2410 Mansker Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **STEVEN WAYNE WINTERS, MARRIED, GLORIA JEAN LINNERTZ, SINGLE AND DONALD HERMAN WINTERS, 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 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 Lot No. 52 on the Plan of Mansker Meadows, Section 2 of record in Plat Book 2663, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 52 fronts 155 feet on the Southwesterly side of Mansker drive and extends back 358.8 feet on the Northwesterly line and 350 feet on the Southeasterly line to a dead line, measuring 74 feet thereon.

Being the same property conveyed to Herman L. Winters and wife, Waurine Winters by Warranty deed from E. R. Phillips and wife, Louise T. Phillips of record in Book 3096, page 473, Register's Office for Davidson County, Tennessee, dated June 10, 1960.

Herman L. Winters having died February 18, 2013.

Being the same property conveyed to Waurine Winters, an unmarried woman by Quitclaim deed from Waurine Winters, a widow unmarried of record in Instrument No. 20140925-0088584 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 25, 2014.

The said Waurine Winters, unmarried having since died Intestate on July 13, 2019 leaving Donald Herman Winters, Gloria Jean Linnertz and Steven Wayne Winters as her heirs at law as noted in Affidavits of Heirship recorded in Instrument Nos 20210524-0070276 **and** 20210524-0070277 **Register's office for Davidson County, Tennessee.**

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page (s) 15 and 16, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2410 Mansker Drive, 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 19 DAY OF MAY, 2021.

Donald Herman Winters by Steven Wayne Winters, Attorney in Fact
Donald Herman Winters
By: Steven Wayne Winters, Attorney In Fact

Gloria Jean Linnertz by Steven Wayne Winters, Attorney in Fact
Gloria Jean Linnertz
By: Steven Wayne Winters, Attorney In Fact

Steven Wayne Winters
Steven Wayne Winters

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN WAYNE WINTERS, 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 sea., this the 19th of May, 2021.

C. Loy Carney
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN WAYNE WINTERS, 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, and who has further acknowledged that he is the Attorney in Fact for DONALD HERMAN WINTERS, and is authorized by DONALD HERMAN WINTERS to execute this instrument on his behalf.
Pursuant to Power of Attorney of Record in Instrument No. _____, Davidson County, TN

Witness my hand and official seal, this the 19th of May, 2021.

C. Loy Carney
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN WAYNE WINTERS, 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, and who has further acknowledged that he is the Attorney In fact for GLORIA JEAN LINNERTZ and is authorized by GLORIA JEAN LINNERTZ to execute this instrument on her behalf.
Pursuant to Power of Attorney of Record in Instrument No. _____, Davidson County, TN

Witness my hand and official seal, this the 19th of May, 2021.

C. Loy Carney
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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