WARRANTY DEED

LR-ERE-21-3104

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 $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21

(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) **3104 Lake Park Dr**	(NAME)	**119-15-0-042.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, **JOSHUA R. WHITFIELD AND DARYL L. WHITFIELD, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 54 on the Map of Southlake Subdivision, Section Two, as of record in Book 2083, Page 84, 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. 54 fronts 122.05 feet on the Easterly side of Lake Park Drive and runs back between lines, 156.4 feet on the Northerly line and 154.7 feet on the Southerly line, to a dead line in the rear on which it measures 22 feet thereon.

Being the same property conveyed to Elton O. Covington and wife, Frances C. Covington by Warranty deed from C.C. Adams and wife, Irene H. Adams of record in Book 2345, Page 473, Register's Office for Davidson County, Tennessee, dated March 04, 1955 and recorded on March 08, 1955.

Being a portion of the same property conveyed to Frank Whitfield and Gayle Whitfield by Quitclaim deed from Elton O. Covington and wife, Frances C. Covington of record in Book 9017, Page 912 Register's Office for Davidson County , Tennessee, dated July 01, 1993 and recorded on July 19, 1993.

Being the same property conveyed to Gayle Whitfield by Quitclaim deed from Frank Whitfield of record in Book 10465, Page 79 Register's Office for Davidson County , Tennessee, dated May 22, 1997 and recorded on May 23, 1997.

Being the same property conveyed to Joshua R. Whitfield and Daryl L. Whitfield, as tenants in common with rights of survivorship by Quitclaim deed from Gayle Whitfield of record in Instrument No. 20150528-0049021 Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on May 28, 2015.

Subject property is not now, nor, has it ever been the principle residence of either/or the Grantor's spouse(s).

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 2083, Page 84, Register's Office for Davidson County, Tennessee.
- Affidavit and Memorandum of Purchase and Sale Agreement of record in Instrument Number 20210729-0102327, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2274, Page 618, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 698391 **DEEDWARR**
08/16/2021 01:32:09 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20210816-0110441

Warranty Deed

This is **improved** property known as: **3104 Lake Park Dr, Nashville, Tennessee 37211**.

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 12th DAY OF AUGUST, 2021.

Joshua R. Whitfield

Daryl L. Whitfield,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA R. WHITFIELD, 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 12th of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARYL L. WHITFIELD,, 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 12th of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

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