THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-1314

Karen Johnson Davidson County
Batch# 701275 DEEDWARR
08/19/2021 11:40:37 AM 2 pgs
Fees: $13.00 Taxes: $1,696.45
20210819-0112411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($458,500.00) cash in hand paid, the receipt of which is hereby acknowledged, WALKER CASEY REED, A MARRIED PERSON ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, its successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 37 on the Third Revision of Section One, Banbury Crossing, a Planned Unit Development of record in Plat Book 9700, Pages 536 and 537, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Walker Casey Reed by deed from Stephanie Marie Mouton Reed, dated July 15, 2011, and of record in Instrument No. 20111109-0087776, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Right-of-way of Banbury Station.

2. All matters shown on plat of record in Plat Book 9700, Pages 536-537, in the Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Declaration of Restrictive Covenants for Banbury Crossing recorded in Book 10369, Page 48, and amended in Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031, Instrument No. 20051020-0126681, and By-Laws of Banbury Crossing Homeowners Association, Inc., of record in Instrument No. 20020610-0070239, and Charter of Banbury Crossing Homeowners Association, Inc., of record in Book 11187, Page 575, all in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 09 day of August, 2021.

W. Casey Reed
WALKER CASEY REED

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared WALKER CASEY REED, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 9th day of August, 2021.

NOTARY PUBLIC

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 10/19/2024
COUNTY OF DICKSON

My commission expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $458,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

W. Casey Reed
AFFIANT

Sworn to and subscribed before me this 9th day of August, 2021.

NOTARY PUBLIC

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 10/19/2024
COUNTY OF DICKSON

My commission expires: _____

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Map & Parcel No: 172 09 0A 037.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
MUSIC CITY FINANCIAL, LLC
7703 North Lamar Blvd #205
Austin, TX 78752