# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

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

J-NW-21-2601-D12

**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) **2601 Hillsboro Pike D-12** | (NAME) 2109 Sawdust Road | **117-03-0B-059.00-CO** |
| (ADDRESS) **Nashville, TN 37212** | (ADDRESS) The Woodlands, TX 77380 | |
| (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, **SUSAN A. NORTON, UNMARRIED,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. D-12 , Parcel No. 58 , of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Susan A. Norton, unmarried by Warranty deed from Andrews Properties INC and Cherokee Properties, INC of record in Book 5456, page 132, Register's Office for Davidson County, Tennessee, dated June 25, 1979 and recorded on June 26, 1979.

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 Book 5200, Page 154 and Book 5200, Page 201, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101. et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villager Condominium of record in Book 5434, Page 665 with Deed of Correction for Master Deed of Villager Condominium recorded in Book 5487, Page 967 and Rules and Regulations of Villager Condominium recorded as Instrument No. 20090616-0055824, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5441, Page 815, in the Register's Office for Davidson County, Tennessee.
- First Amendments to the Bylaw's of the Villager Homeowners' Association, Inc. of record in Instrument Number 20080416-0038631, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville 1 of record in Instrument Number 20130916-0097052, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4808, Page 424, in the Register's Office for Davidson County, Tennessee.
- By-Laws of The Villager Homeowner's Association, Inc. as set out in Exhibit "C" to the Master Deed of record in Book 5434, Page 708, in the 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: **2601 Hillsboro Pike D-12, Nashville, Tennessee 37212**.

Karen Johnson Davidson County
Batch# 703286 **DEEDWARR**
08/24/2021 10:25:47 AM 2 pgs
Fees: $13.00 Taxes: $547.60

20210824-0114108

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 19th DAY OF AUGUST, 2021.

Susan A. Norton

Susan A. Norton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN A. NORTON, 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 19th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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