WARRANTY DEED

Karen Johnson Davidson County
Batch# 728984 DEEDWARR
10/01/2021 02:40:14 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20211001-0132534

W-KW-21-249

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 24th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2024

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)	(NAME)	**052-01-0-114.00**
5000 Riverside Dr		
(ADDRESS)	(ADDRESS)	
Irving, TX 75039-4696		
(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, **PATRICIA BUSBY, SUCCESSOR TRUSTEE OF THE THOMAS C. AND MARJORIE J. BUSBY LIVING TRUST DATED OCTOBER 9, 1998,** 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 the east 20 feet of Lot No. 3 and the west 40 feet of Lot No. 4 of Block A on the Map of Crittenden Estates, as of record in Plat Book 974, Page 69, Register's Office for said County.

Said parts of said lot front 60 feet on the north side of Neely's Bend Road and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Thomas Cole Busby and wife, Marjorie J. Busby by Deed from Joseph W. Phillips and wife, Thelma Phillips of record in Book 3578, Page 237, in the Register's Office of Davidson County, Tennessee, dated July 18, 1963 and recorded July 22, 1963.

Being the same property conveyed to Thomas C. Busby and Marjorie J. Busby, Trustees, and their successors in trust, of the Thomas C. and Marjorie J. Busby Living Trust by Quitclaim Deed from Thomas C. Busby and wife, Marjorie J. Busby of record in Book 11331, Page 874, Register's Office for Davidson County, Tennessee, dated February 5, 1999 and recorded February 8, 1999. The said Marjorie J. Busby died July 16, 2007 and Thomas C. Busby died July 2, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Subject to matter shown on the Plan of record in Plat Book 974 Page 69, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 1129, Page 521, 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: **249 Neelys Bend Road, 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 24th DAY OF SEPTEMBER, 2021.

The Thomas C. and Marjorie J. Busby Living Trust dated October 9, 1998

BY: _____
Patricia Busby
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA BUSBY, TRUSTEE of THE THOMAS C. AND MARJORIE J. BUSBY LIVING TRUST DATED OCTOBER 9, 1998, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of September, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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