WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 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-SMHF-21-209

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)	**082-03-0-156.00**
2109 Sawdust Road		
(ADDRESS)	(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, **TOMEKA PEEBLES, 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, Being Lot No. 3 and The Westerly 10 Feet of Lot No. 2 on the Plan of The Benedict Land Company's Subdivision of the Lindsey Tract, as of Record in Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and the Westerly Part of Lot No. 2 front together 60 Feet on the Northerly Side of Cleveland Street and Run Hack between Parallel Lines 150 Feet to an alley.

Being the same property conveyed to Shirley Peebles and Mike Peebles, as joint tenants with right of survivorship, by Quitclaim Deed from Shirley Peebles of record in Instrument No. 20100528-0041356 Register's Office for Davidson County, Tennessee, dated May 24, 2010 and recorded on May 28, 2010.

Said Shirley Peebles became deceased, December 01, 2016, vesting Mike Peebles as surviving tenant. Said Mike Peebles became deceased, intestate, on November 27, 2017, survived by Vanessa Peebles, Tressa Dodson, Norman Peebles, Toney Peebles, Tomeka Peebles. Affidavit of Heirship of record in Instrument Nos. 20180423-0038070 and 20180423-0038071, said register's office- Affiants are Ralph West and Stephanie Bigham. Scrivener's Affidavit of record in Instrument No. 20190301-001859, said register's office.

Being the same property conveyed to Tomeka Peebles by Quitclaim Deed from Vanessa Peebles, Tressa Dodson, Norman Peebles, Toney Peebles, Tomeka Peebles, Bobby Peebles of record in Instrument No. 20180423-0038072 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April

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 332, Page 40, 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: **209 Cleveland Street, Nashville, Tennessee 37207**.

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.

Karen Johnson Davidson County
Batch# 729347 **DEEDWARR**
10/04/2021 11:54:21 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20211004-0133122

Witness my/our hand(s) this the 29th DAY OF SEPTEMBER, 2021.

Tomeka Peebles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOMEKA PEEBLES, 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 29th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
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