BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 779235 DEEDWARR
12/23/2021 11:20:14 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20211223-0169756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/01/2025

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings, LLC	Same as new owner	
(NAME) 1431 Porter Road	(NAME)	072-15-4M-001.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **APG RENTALS, LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit 1 of Homes at 1431 and 1433 Porter Road, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1431 and 1433 Porter Road, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20211112-0151080, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Steve R. Petty by Warranty Deed from W.O. Henry, LLC of record in Instrument No. 20031121-0169869 Register's Office for Davidson County, Tennessee, dated November 20, 2003 and recorded on November 21, 2003.

Being a portion of the same property conveyed to APG Rentals, LLC by Warranty deed from Steve R. Petty, a married man of record in Instrument No. 20210617-0081903 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 17, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1431 Porter Road, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21 day of December, 2021

APG RENTALS, LLC

BY: _____
JEFFREY W. MILLER, MEMBER

STATE OF MISSOURI
COUNTY OF Stoddard

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jeffrey W. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of APG Rentals, LLC, and that he as such Member of APG Rentals, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of APG Rentals, LLC.

Witness my hand and official seal this 21 day of December, 2021.

Commission expires:

_____
Notary Public

JORDAN MILLER
Notary Public, Notary Seal
State of Missouri
Stoddard County
Commission # 20241678
My Commission Expires 04-08-2024