WARRANTY DEED

Karen Johnson Davidson County
Batch# 825729 **DEEDWARR**
03/21/2022 02:34:44 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20220321-0032348

W-PM-22-1015-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/7/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)	**083-05-0-062.00**
4600 Fuller Dr Ste 200		
(ADDRESS)	(ADDRESS)	
Irving, TX 75038		
(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, **MAGNETIC HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,** 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 easterly 37-1/2 feet of the southerly 150 feet of Lot No. 58 and the westerly 25 feet of the southerly 150 feet of Lot No. 59 on the plan of Startton and Seymours Addition to Edgefield, of record in Book 57, page 23, said Register's Office, described as follows:

Beginning on the Northerly margin of Chicamauga Avenue or street, 37.5 feet West of the corner of Lots Nos. 58 and 59; being the Sortheasterly corner of the property conveyed to E. L Brooks and wife by deed from L. A. Morrisay and wife, of record in Book 641, Page 196, said Register's office; thence with their Easterly line Northwardly 150 feet to the Southerly margin of a proposed alley; thence with the Southerly margin of said alley, Eastwardly 62.5 feet to a point 25 feet East of the line between said Lots Nos, 58 and 59; thence Soutwardly and parallel with the line between said two lots 150feet to the Northerly margin of Chicamauga Avenue or street; thence with the Northerly margin of said Avenue or street Westerly 62.5 feet to the Point of beginning.

Being the same property conveyed to Aller Porter Davis by Warranty Deed from Sam Ward, Jr, unmarried of record in Book 9371, page 808, Register's Office for Davidson County, Tennessee, dated February 02, 1994 and recorded on June 07, 1994.

Being the same property conveyed to Magnetic Homes, LLC, an Arizona limited liability company by Deed from Estate of Aller Porter Davis in Instrument No. 20220321-0032347, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 23, 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: **1015 Chicamauga Ave, Nashville, Tennessee 37206**.

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 14th DAY OF MARCH, 2022.

Magnetic Homes, LLC

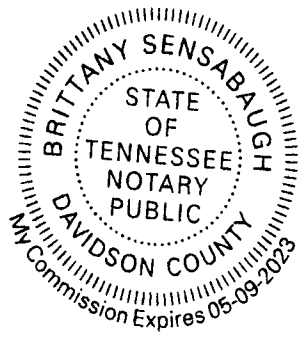
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MAGNETIC HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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