THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220741998**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this 9th day of August, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 902015 **DEEDWARR**
08/11/2022 11:11:06 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20220811-0091380

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Music City Holdings LLC 3228 Moorewood Drive Nashville TN 37207	New Owner	Tax Parcel ID No. 050 15 0 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty Webb, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Music City Holdings, LLC, a Texas Limited Liability Company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Section Two, Parkwood Estates, of record in record in Book 3300, Page 5, as amended be instrument and plat of record in Book 3281, Pages 534, 535 and 536, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Easterly margin of Mooreland Drive, the common corner of Lots 227 and 228; thence with the line between said two lots, Eastwardly 135.8 feet to a point; thence Southwardly 104 feet to a point in the Northerly margin of Crislyndale Lane; thence with the margin of the same, Westwardly 142.29 feet to a point; the beginning of a curve, thence Northwestwardly around said curve 36.77 feet to a point in the Easterly margin of Moorewood Drive; thence with the margin of the same, Northwardly 75.2 feet to the point of beginning.

Being the same property conveyed to Betty Webb, by Warranty Deed from Aubrey Hiam, of record in Book 10712, Page 765, in the Register's Office of Davidson County, Tennessee, dated December 05, 1997, and recorded on December 07, 1997.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Parkwood Estates, as recorded in Plat Book 3300, Page(s) 5 and Amendment recorded in Book 3281, Page 534.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3249, Page 345, Book 3309, Page 615 and Book 3616, Page 269.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11472, Page 960.

This is improved property located at 3228 Moorewood Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2022.

Betty Webb

Betty Webb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty Webb, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2022.

Edward Faria

Notary Public
My Commission Expires: 3-3-2025

