THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741998

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2022.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 911590 DEEDWARRSP
09/01/2022 10:30:52 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20220901-0098628

SPECIAL 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 Nos. 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, **Larry Cox, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Music City Holdings, LLC, a Texas limited liability company**, ("Grantee"), its successors 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 Larry Cox, by Substitute Trustee's Deed from LLG Trustee TN, LLC, of record in Instrument No. 20220823-0095001, dated August 17, 2022 and recorded on August 23, 2022, said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject only to the matters set forth below as well as any and all zoning regulations, building restrictions, setback lines, and conditions, covenants, and restrictions (as may be amended or supplemented).

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 seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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 31st day of August, 2022.

Larry Cox

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at Office, this 31st day of August, 2022.

Notary Public

My Commission Expires: _____



My Commission Expires
December 8, 2024