This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017050027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $220,000.00

BILL GARRETT, Davidson County
Trans:T20170061224 DEEDWARR
Recvd: 07/18/17 10:35 2 pgs
Fees:13.00 Taxes:814.00
20170718-0072122

Sworn to and subscribed before me this 30th day of June, 2017.

Affiant

Notary Public

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019

Address of New Owner:
Music City Holdings, LLC
4600 Fuller Dr., Ste 200
Irving, TX 75038

Send Tax Bills to:
New Owner

Map-Parcel Number
082-04-0-393.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Georgia M. Shannon, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Holdings, LLC, a Texas Limited Liability Company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of W. A. Sharp's Revised Plan of A.W. Hooker's Addition to East Nashville of record in Plat Book 57, Page 131, as revised in Book 421, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 50 feet on the Southerly side of Petway Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Georgia M. Shannon, unmarried by Warranty deed from Protential Inc. of record in Instrument No. 20120313-0021588 Register's Office for Davidson County, Tennessee, dated March 02, 2012 and recorded on March 13, 2012.

This is improved property known as **910 Petway Ave., Nashville, TN 37206.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 30th day of June, 2017.

Georgia M. Shannon

Georgia M. Shannon

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Georgia M. Shannon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2017.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019