SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Music City Holdings, LLC,
c/o New Western Acquisitions
214 2nd Avenue North, Suite 203
Nashville, TN 37201

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 05312010000

Bill Garrett Davidson County
Batch# 23334 DEEDWARR
11/07/2017 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $355.20
20171107-0114729

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **DAWSEY PROPERTIES, LLC, a Tennessee limited liability company,** has this day bargained and sold and do hereby transfer and convey unto, **MUSIC CITY HOLDINGS, LLC, a Texas limited liability company,** its successors and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Being the northwesterly 45 feet of the southerly 100.75 feet of Lots Nos. 21 and 22 of Block 5 on said plan. Said part of said Lots Nos. 21 and 22 front 45 feet, more or less, on the southwesterly side of Elliott Drive and extends back between parallel liens 100 feet to the northeasterly line of Lot No. 20.

For identification purposes, this is the same property known as Pt. of Lot 21 and 22, Block 5, Dabbs and Elliott Subdivision of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dawsey Properties, LLC, a Tennessee limited liability company, by Warranty Deed from James R. Adams on May 8, 2017, and filed for record in Instrument No. 20170515-0048113, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 2804 Elliott Drive, Old Hickory, TN 37138

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2017 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2017 real property taxes, which taxes have been prorated between the parties herein.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 7th day of November, 2017.

Dawsey Properties, ~~LLC~~

By: _____
Allie B. Dawsey, Member

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared **Allie B. Dawsey**, with whom I am personally acquainted, and who, upon oath acknowledged himself to be **Member** of **Dawsey Properties, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that he as such **Member**, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the company by himself as **Member**.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 7th day of November, 2017.

_____
NOTARY PUBLIC

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $96,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 7th day of November, 2017.

NOTARY PUBLIC

My commission expires: 7/23/18

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer
Notary's Signature

My Commission Expires: 2/20/18

Notary Seal:

