Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of January 2018.

Notary Public
My commission expires: 6/26/21

HANNAH CRAIG
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 51836 DEEDWARR
01/26/2018 10:12:18 AM 2 pgs
Fees: $13.00 Taxes: $599.40
20180126-0008321

Address of New Owner:	Send Tax Bills to:	Tax Information
Music City Holdings, LLC 207 Queen Avenue Nashville, TN 37207	← Same	071-03-0-134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry D. Murphy and wife, Teresa A. Murphy,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Music City Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Easterly 80 feet of Lot No. 136 on the map of J. B. Haynie's Oriental Plan, of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of Lot NO. 136 fronts 80 feet on the northerly margin of Queen Street and extends back between parallel lines 140 feet to a 10 foot alley in the rear.

Being the same property conveyed to Larry D. Murphy et ux Teresa A. Murphy by Warranty Deed from William A. Light et ux Ruby Z. Light dated June 22, 1979 of record in Deed Book 5456, page 292, Register's Office for Davidson County, Tennessee.

Being also known as **207 Queen Avenue (f/k/a 207 Queen Street), Nashville, Tennessee 37207.**

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 161, pages 26 & 27, Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 23rd day of January 2018.

Larry D. Murphy

Teresa A. Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry D. Murphy and Teresa A. Murphy,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of January, 2018.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2018015675

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD