**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180743

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$350,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25th day of May, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 97700 **DEEDWARR**
05/29/2018 02:39:08 PM 5 pgs
Fees: $28.00 Taxes: $1,295.00

20180529-0051044

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 25th day of May, 2018, among:

**NORMA W CLAXTON AKA NORMA G CLAXTON,** *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**") "**Grantor**")

**AND**

**MUSIC CITY HOLDINGS, LLC**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**SEE EXHIBIT" A" FOR LEGAL DESCRIPTION**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument number 20180529005 10 43 in the aforementioned Registers Office.

Norma W Claxton AKA Norma G Claxton by Mary Norma Armstrong as Attorney-in-Fact

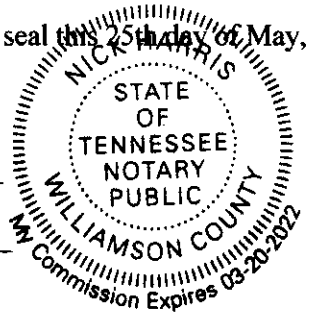
**Norma W Claxton AKA Norma G Claxton by Mary Norma Armtrong, as Attorney-in-Fact**

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Mary Norma Armstrong,** 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 he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Norma W Claxton aka Norma G Claxton ,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2018.




Notary Public
My Commission Expires:_____

**Owner Name & Property Address:**

Name: Music City Holdings, LLC
Address: 935 Barnes Rd
City, State, Zip: Antioch, TN 37013-4418

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 935 Barnes Rd
City, State, Zip: Antioch, TN 37013-4418

**Tax ID: 173-00-0-081-00**

**Exhibit "A"**

Being a certain Tract or Parcel of land lying and being in the 5th Civil District of Davidson County, Tennessee, also being the 31st Councilmanic District, owned by Raymond A. Claxton and wife Norma G. Claxton, as recorded in Book 6716, Page 160, in the Register's Office of Davidson County (R.O.D.C.), shown as Parcel I.D.: 17300008100, and is more particularly described as follows: Commencing at an Iron Rod Found at the Right-of-Way Radius Return of Barnes Road and Old Hickory Boulevard on the North Line of the Jones Property as recorded in Instrument No.: 20131227-0130509, R.O.D.C., Parcel I.D.: 173000023900; thence, along the South Right-of-Way of Barnes Road, North 83 degrees 07' 59" West, 416.30 feet to an Iron Rod Found at the North West Corner of the aforementioned Jones Property, also being the NorthEast Corner of a second tract of land owned by Jones, specifically Steven Michael Jones, William Ernest Jones, Ronald Steven Jones and Lisa J. Haddock, as recorded in Instrument No.: 20121113-0104109, R.O.D.C., being Parcel I.D.: 17300008200; thence, continuing along the Barnes Road South Right-of-Way, North 83 degrees 07' 59" West, 395.80 feet to an Iron Pin Set at the Northwest Corner of the Jones Property, also being the Northeast Corner of the Herein Described Tract and being the true Point of Beginning; thence, leaving the South Right-of-Way of Barnes Road and following along an old woven wire fence, the Common Line between Jones and Claxton (the Herein Described Tract), the following four (4) calls: (1) South 04degrees 17' 30" West, 178.38 feet to an Iron Rod Found, (2) South 00 degrees 10' 03" East, 182.77 feet to an Iron Rod Found, (3) South 00 degrees 37' 17" West, 140.65 feet to an Iron Rod Found, (4) South 06 degrees 02' 45" East, 91.07 feet to an Iron Rod Found at the Southwest Corner of Jones and the Southeast Corner of the Herein Described Tract, also being on the North Line of the Mill Run Subdivision Phase 1 Open Space and Draingage Easement as recorded in Book 11700, Page 27, R.O.D.C., owned by Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20000217-0016180, R.O.D.C., being Parcel I.D.: 173150A06700CO; thence, following the North Line of Mill Run Subdivision Phase 1, North 82 degrees 22' 18" West, 373.04 feet to a point on the Centerline of Mill Creek, being the Northwest Corner of Mill Run Subdivision Phase 1, and being the Northeast Corner of Mill Creek Subdivision Phase 2 Open Space and Drainage Easement as recorded in Instrument No.: 20011009-0109754, R.O.D.C., owned by Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20011219-0139981, R.O.D.C., being Parcel I.D.: 173150A14500CO, thence, following the Centerline of Mill Creek, being the Common Line between Mill Run Subdivision Phase 2 and the Herein Described Tract, the following three (3) calls: (1) South 49 degrees 49' 31"West, 156.60 feet, (2) South 59 degrees 10' 43" West, 337.54 feet, (3) South 47 degrees 04' 28" West, 259.55 feet to a point on the Centerline of Mill Creek, being a Corner of Stanford Village Section One Open Space, as recorded in Instrument No.: 20000204-0012060, R.O.D.C., owned by Stanford Village Homeowners Association as recorded in Instrument No.: (4) calls: (1) SO4degrees-17'-30"W, 178.38 feet to an Iron Rod Found, (2) South 00 degrees10' 03" East, 182.77 feet to an Iron Rod Found, (3) South 00 degrees 37' 17" West, 140.65 feet to an Iron Rod Found, (4) South 06 degrees 02' 45" East , 91.07 feet to an Iron Rod Found at the SouthWest Corner of Jones and the Southeast Corner of the Herein Described Tract, also being on the North Line of the Mill Run Subdivision Phase 1 Open Space and Draingage Easement as recorded in Book 11700, Page 27, R.O.D.C., owned by Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20000217-0016180, R.O.D.C., being Parcel I.D.: 173150A06700CO; thence, following the North Line of Mill Run Subdivision Phase 1, North 82 degrees 22' 18" West, 373.04 feet to a point on the Centerline of Mill Creek, being the Northwest Corner of Mill Run Subdivision Phase 1, and being the Northeast Corner of Mill Creek Subdivision Phase 2 Open Space and Drainage Easement as recorded in Instrument No.: 20011009-0109754, R.O.D.C., owned by

Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20011219-0139981, R.O.D.C., being Parcel I.D.: 173150A14500CO, thence, following the Centerline of Mill Creek, being the Common Line between Mill Run Subdivision Phase 2 and the Herein Described Tract, the following three (3) calls: (1) South 49 degrees 49' 31"West, 156.60 feet, (2) South 59 degrees 10' 43"West, 337.54 feet, (3) South 47 degrees 04' 28" West, 259.55 feet to a point on the Centerline of Mill Creek, being a Corner of Stanford Village Section One Open Space, as recorded in Instrument No.: 20000204-0012060, R.O.D.C., owned by Stanford Village Homeowners Association as recorded in Instrument No.: 20040422-0045791, R.O.D.C., being Parcel I.D.: 173110A04700CO; thence, leaving said Mill Creek Centerline and following the common Line between Stanford Village Section One Open Space and the Herein Described Tract, North 32 degrees 26' 35" East, 820.89 feet to an Iron Rod Found at a Corner of Lot 105 Stanford Village Section One, owned by Cory Piper as recorded in Instrument No.: 20180315-0024501, R.O.D.C., being Parcel I.D.: 173110A04000CO; thence, following the East Line of Lot 105, North 32 degrees 28' 24" East, 111.85 feet to an Iron Rod Found at the Common Corner between the aforementioned Stanford Village Section One Lot 105, and Lot 106 owned by David Brian Hook and wife Leisa Hook, as recorded in Instrument No.: 20160321-0026798, R.O.D.C., being Parcel I.D.: 173110A04100CO, R.O.D.C., and Stanford Village Section 4 Lot 114, as recorded in Instrument No.: 20020425-0051154, R.O.D.C., owned by AMH 2014-2 Borrower, L.L.C. as recorded in Instrument No.: 20140924-0087569, R.O.D.C., being Parcel I.D.: 173110A114000CO thence following the Common Line between Lot 114 Stanford Village Section Four and the Herein Described Tract, North 32 degrees 25' 53" East, 288.89 feet to an Iron Pin Set at the Northeast Corner of Lot 114, and the Northwest Corner of the Herein Described Tract, being on the South Right-of-Way of Barnes Road; thence, along said South Right-of-Way, South 83 degrees 13' 10" East, 320.95 feet to an Iron Pin Set, being the Point of Beginning. Containing 8.12 Acres or 353,601.52 Square feet, more or less.

Being a portion of the same property conveyed to Raymond A. Claxton and wife, Norma W. Claxton by Warranty deed from Brenda Nance, Trustee of record in Book 6716, page 760 Register's Office for Davidson County , Tennessee, dated November 25, 1985 and recorded on November 25, 1985. The said Raymond A. Claxton having since died vesting fee simple title unto the wife, Norma W. Claxton as surviving tenant by the entirety. (Value or consideration as shown in aforementioned deed $110,000.00.) Being also known as 935 Barnes Rd Antioch, TN 370134418.