This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180927

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 **$100,000.00** 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 26th day of July, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett
Batch# 122114
07/30/2018 09:25:32 AM
Fees: $18.00 Taxes: $370.00

Davidson County
DEEDWARR
3 pgs

20180730-0073806

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 26th day of July, 2018, among:

WILLIAM COFFEY, KENNETH COFFEY AKA KENNY COFFEY AND DIXIE DONALDSON

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

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Resubdivision Edgemeade Farm of record in Plat Book 3600, Page 69, 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. 2 fronts 50feet on the Southerly side of Edgemeade Drive and runs back between parallel lines 125 feet to a line at the rear on which it measures 50 feet thereon.

Being the same property conveyed to William R. Coffey and wife, Estalene Coffey by Warranty deed from Carson C. Driver, Jr. and wife, Doris B. Drive of record in Book 3934, page 890, Register's Office for Davidson County, Tennessee, dated September 08, 1965 and recorded on September 14, 1965. The said William R. Coffey having since died 11/8/2003. Value or consideration shown in aforementioned deed $10,750.00.) Being also known as 234 Edgemead Drive Madison, Tennessee 37115.

The said William R Coffey died on November 08, 2003, leaving wife Estalene Coffey who died September 15, 2016 leaving heirs-at-law as follows: William Coffey, Kenny Coffey and Dixie Donaldson , as referenced in Affidavit of Heirship attached as Exhibit "A"

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: William Coffey
William Coffey

By: Kenneth Coffey AKA Kenny Coffey
Kenneth Coffey aka Kenny Coffey

By: Dixie Donaldson
Dixie Donaldson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, William Coffey, Kenneth Coffey aka Kenny Coffey, and Dixie Donaldson, 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.

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

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 234 Edgemead Drive
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 234 Edgemead Drive
City, State, Zip: Madison, TN 37115

Tax ID: 03413023500

Exhibit 'A'

This Instrument Prepared By:
Concord Title
3000 Meridian Blvd. Suite 140
Franklin, TN 37067

Affidavit of Heirship

I, Amanda Martin, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant presently resides at the following address: 958 Dobbins Pike Gallatin TN.

2. That Affiant personally knew Estalene Coffey deceased, hereinafter referred to as Decedent, for over 40 years, and has personal knowledge of the family of the Decedent.

3. That Affiant knew that at the date of death of said Decedent owned an interest in the following described real estate in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Resubdivision Edgemeade Farm of record in Plat Book 3600, Page 69, 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. 2 fronts 50feet on the Southerly side of Edgemeade Drive and runs back between parallel lines 125 feet to a line at the rear on which it measures 50 feet thereon.
>
> Being the same property conveyed to William R. Coffey and wife, Estalene Coffey by Warranty deed from Carson C. Driver, Jr. and wife, Doris B. Drive of record in Book 3934, page 890, Register's Office for Davidson County, Tennessee, dated September 08, 1965 and recorded on September 14, 1965. The said William R. Coffey having since died 11/8/2003. Value or consideration shown in aforementioned deed $10,750.00.)
>
> Being also known as 234 Edgemead Drive Madison, Tennessee 37115.

4. That Decedent died intestate on September 15,2016 and was at the time a resident of Davidson County, Tennessee.

5. That Estalene Coffey was married to William R Coffey and that they were continuously married until the death of William R Coffey who died intestate on November 08,20013

6. That Estalene Coffey was widowed at the time of her death.

7. That the following persons are all of the children of the Decedent, natural born or adopted, living or deceased:

> William Coffey
> Kenny Coffey
> Dixie Donaldson

FURTHER THE AFFIANT SAYETH NOT.

Amanda Martin
Affiant's Signature

State of Tennessee
County of Sumner

Before me, Nancy Doris Parker, a Notary Public in and for the State of Tennessee, personally appeared the within named Affiant, **Amanda Martin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and official seal this, 19 day of July, 2018

My commission expires: 8-27-2018

Nancy Doris Parker
Notary Public

NANCY DORIS PARKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY