This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180942

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 **$123,000.00** 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 31st day of July, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 124823 **DEEDWARR**
08/06/2018 11:09:04 AM 10 pgs
Fees: $53.00 Taxes: $455.10

20180806-0076938

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 31 day of July, 2018, among:

CARLA FAY CANNON AND VICKIE LE ANGELA ALLISON SPENCER

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. 77 on the Plan of L. H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, in the

Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kingston Allison and wife, Mary Frances Allison by Warranty deed from William Vannoy and wife, Dorothy Vannoy of record in Book 3877, page 477, Register's Office for Davidson County, Tennessee, dated April 3, 1965 and recorded on April 6, 1965.

The said Kingston Allison and Mary Frances Allison AKA Mae Frances Allison divorced on March 16, 1979 and remarried in August 30, 2001

The said Kingston Allison died testate on October 9, 2008. He devised said property to Mae Frances Gatlin-Allison, Carla Fay Allison Cannow aka Carla Fay Cannon and Vickie Le Angela Allison, in his Last Will and Testament of record in Docket no. 08P-1704 in the Probate Division of the Circuit County for Davidson County, Tennessee. Also of record in Instrument No. 20140929-0089475, in said Register's Office

The said Mae Frances Gatlin-Allison died on July 11, 2010, leaving her heirs-at-law as follows: Carla Fay Allison Cannow aka Carla Fay Cannon and Vickie Le Angela Allison aka and Vickie Le Angela Allison Spencer, as referenced in Affidavit of Heirship recorded as Exhibit "A"

Being also known as 1007 42nd Avenue North Nashville, Tennessee 37209.

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.

Carla Fay Cannon

State of Virginia
County of Norfolk

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Carla Fay Cannon 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 18 day of July, 2018.

Notary Public
My Commission Expires: 12/31/22

SAMANTHA ROSATO
NOTARY PUBLIC
REG. #7761709
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2022

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Vickie Le Angela Allison Spencer

State of North Carolina
County of Guilford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Vickie Le Angela Allison Spencer, 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 17 day of July, 2018.

Emilie Tolbert
Notary Public
My Commission Expires: 05/02/2023

EMILIE TOLBERT NOTARY My Commission Expires 05/02/2023 PUBLIC GUILFORD COUNTY, NC

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1007 42nd Avenue North
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1007 42nd Avenue North
City, State, Zip: Nashville, TN 37209

Tax ID: ~~091-08-0-090.00~~
091-08-0-089.00

EXHIBIT A

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

Affidavit of Heirship

I, **Irene Gatlin**, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant presently resides at the following address: 1301 Neelys Bend Road Unit F56 Madison, TN 37115

2. That Affiant personally knew Mae Frances Allison ., deceased, hereinafter referred to as Decedent, for over 65 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. 77 on the Plan of L. H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kingston Allison and wife, Mary Frances Allison by Warranty deed from William Vannoy and wife, Dorothy Vannoy of record in Book 3877, page 477, Register's Office for Davidson County, Tennessee, dated April 3, 1965 and recorded on April 6, 1965.

Being the same as 1007 42nd avenue North Nashville Tn 37209

AND

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of L. H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kingston Allison and wife, Mary G. Allison by Warranty deed from Vernon M. Williams and Son, a partnership composed of Vernon M. Williams, Sr and Vernon M. Williams, Jr. of record in Book 3225, page 224, Register's Office for Davidson County, Tennessee, dated May 24, 1961 and recorded on May 26, 1961.

Being also known as 1015 42nd Avenue North Nashville, Tennessee 37209.

4. That Decedent died intestate on July 11, 2010 and was at the time a resident of Virginia Beach, Virginia

5. That Mae Frances Allison was widowed at the time of her death.

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

Carla Fay Cannon
Vickie Le Angela Allison Spencer

FURTHER THE AFFIANT SAYETH NOT.

Irene Gatlin, Affiant

State of Tennessee
County of DAVIDSON

Before me, JACOB HOLLAND, a Notary Public in and for the State of Tennessee, personally appeared the within named Affiant, **Irene Gatlin** , 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 the 27TH day of JULY, 2018 .

My commission expires: AUGUST 20, 2019

Notary Public

JACOB HOLLAND
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT"B"
AFFIDAVIT AND INDEMNITY AGREEMENT

REGARDING THE ESTATE OF

Kingston Allison and Mae Frances Allison

WHEREAS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, hereinafter referred to as "the Company", is about to issue its Title Insurance Policy Nos. _____, hereinafter referred to as "the Title Insurance Policies," in respect to the lands described in the Company's Commitments for Title Insurance Nos. 20180942 & 20180943 (the "Commitment"): and

WHEREAS, the Company has been requested to issue the Title Insurance Policies and may hereafter in the ordinary course of its business, issue title insurance policy or policies or commitments therefore in the form or forms now or then commonly used by the Company in respect to the lands or to some part or parts referred to as "Future Policies or Commitments," without exception to debts, federal estate taxes or state inheritance taxes against the Estate of Kingston Allison and Mae Frances Allison

WHEREAS, the Company would refrain from issuing the Title Insurance Policies in said manner in the absence of the representations, agreements and undertakings contained herein.

NOW THEREFORE, the undersigned, as a material inducement to the Company to issue the Title Insurance Policies in said manner, represents and affirms as follows:

1. We are the heirs or devisees of the Estate of Kingston Allison and Mae Frances Allison deceased.

2. Creditors, who were unascertainable after reasonable, diligent efforts made by the personal representative of said Estate, were given notice by publication as prescribed in Tennessee Code Annotated Section 30-2-306.

3. Creditors, whose addresses were known or reasonably ascertainable, were given actual notice in person or by mail.

4. The only claims filed within the prescribed 4 month period were the following: (if none, so state).

   None

5. The Estate is not subject to Federal estate tax or Tennessee state inheritance taxes, or, in the event it is subject to these matters, has sufficient assets to satisfy them, and will in fact satisfy them.

6. The Estate is not subject to any TennCare related claims, or, in the event it is subject to these matters, has sufficient assets to satisfy them, and will in fact satisfy them.

FURTHER, the undersigned, jointly and severally, for themselves, their heirs, personal representatives and assigns, do hereby covenant and agree with the Company:
(1) To forever fully protect, defend and save the Company harmless from and against any and all loss, cost, damages, attorneys' fees and expenses of every kind and nature which it may suffer, expend or incur under or by reason of, or in consequence of, the Title Insurance Policies being issued in said manner;
(2) To provide for the defense, at their own expense, on behalf of and for the protection of the Company and parties protected under the Policies who may become so protected, against loss or damage under the Title Insurance Policies (but without prejudice to the right of the Company to defend if it so elects) in all litigation consisting of actions or proceedings based on any items referred to above which may be asserted or attempted to be asserted, established or enforced into, upon, against or in respect to the lands or any part thereof, or interest therein;
(3) To pay, discharge, satisfy or remove all or any of the items referred to above, when called upon by the Company after thirty (30) days' notice in writing and mailed to the undersigned at the address set out below; and
(4) That each and every provision herein shall extend and be enforced concerning Future Policies or Commitments.

Nothing contained herein shall be construed so as to obligate the Company to issue its Title Insurance Policies in the form requested. However, should the Company issue any such Title Insurance Policies, it will do so in reliance upon the undertakings of the undersigned, and the issuance of such Title Insurance Policies shall be the consideration for the above undertakings by the undersigned.

The Company shall have the right at any time hereafter, upon notice to the undersigned below, when it shall deem necessary, expedient, desirable or of interest to do so, in its sole discretion, to pay discharge, satisfy or remove from the title to said real estate all or any of the items set out above. The undersigned covenants and agrees to pay to the Company all amounts so expended on demand.

Carla Fay Cannon and Vickie Le Angela Allison Spencer , Personal Representative of the Estate of Kingston Allison and Mae Frances Allison, deceased, joins in the execution of this instrument for the purposes of attesting to the representations and affirmations contained herein.

Carla Fay Cannon

STATE OF Virginia
COUNTY OF Norfolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carla Fay Cannon the within named Affiant, 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, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 08/31/2021

Vickie Le Angela Allison Spencer

STATE OF North Carolina
COUNTY OF Guilford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vickie Le Angela Allison Spencer the within named Affiant, 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, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

KRISTA CAPPELLA NOTARY PUBLIC GUILFORD COUNTY

My Commission Expires: Feb 19 2023