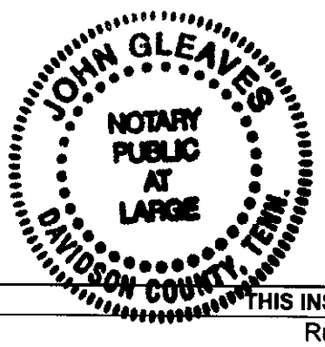
WARRANTY DEED



J-JB-18-114-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	
214 2nd Ave. N, Ste. 203		**119 07 0 004.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERTO FLORES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1: Lot No. 1 of Crescent Heights Resubdivision, Part of Lot 43, of record in Book 5190, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Tract 2: Being a .13 acre tract located on Dodge Drive listed as Parcel 68 on Map 119.03. Said tract is depicted on map of record in Book 2331
, page 106, Register's Office for Davidson County, Tennessee, which described the tract as follows: Beginning at a point, thence South 51 degrees 18 minutes West 218.9 feet to a point, thence with a curve Northeasterly direction 199.68 feet; thence with a curve with a radius of 20 degrees, 31.4 feet to the point of beginning.

Being the same property conveyed to Roberto Flores by Quitclaim Deed from Elmer Francisco Escalante in Instrument No. 20071231-0148777, in the Register's Office for Davidson County, Tennessee, dated December 19, 2007 and recorded on December 31, 2007.

And being the same property conveyed to Roberto Flores and Elmer Francisco Escalante by Quitclaim Deed from Roberto Flores in Instrument No. 20071009-0120280, in the Register's Office for Davidson County, Tennessee, dated September 25, 2007 and recorded on October 9, 2007.

And being the same property conveyed to Roberto Flores by Warranty Deed from Robert H. Pinkerton and wife, Bobbie D. Pinkerton in Instrument No. 20010508-0047395, in the Register's Office for Davidson County, Tennessee, dated April 30, 2001 and recorded on May 8, 2001.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRESCENT HEIGHTS RESUBDIVISION, PART OF LOT 43, as recorded in Plat Book 5190, Page(s) 85, in the Register's Office of Davidson County, Tennessee.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRESCENT HEIGHTS, as recorded in Plat Book 2331, Page(s) 106, in the Register's Office of Davidson County, Tennessee.
- Easement recorded in Book 4316, Page 534 and Book 4316, Page 543, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **114 & 116 Dodge Dr., Nashville, Tennessee 37210**.

Karen Y Johnson Davidson County
Batch# 137346 **DEEDWARR**
09/05/2018 03:03:14 PM 2 pgs
Fees: $13.00 Taxes: $481.00

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 29th DAY OF AUGUST, 2018.

Roberto Flores

Roberto Flores

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERTO FLORES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212