Karen Y Johnson Davidson County
Batch# 144332 DEEDWARR
09/24/2018 09:58:31 AM 4 pgs
Fees: $23.00 Taxes: $518.00

20180924-0094215

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181096

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 **$140,000.00** 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 10th day of September, 2018.

Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 10th day of September, 2018, among:

MICHANDRA MCINTOSH FARRIS, MARRIED

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

AND

MUSIC CITY HOLDINGS, LLC, a Texas limited liability company

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. 402 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, 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 Michandra McIntosh, a single person by

Warranty deed from Enell Kelly, married of record in Instrument No. 20090123-0005829 Register's Office for Davidson County, Tennessee, dated January 21, 2009 and recorded on January 23, 2009. The said Michandra McIntosh having since married and now being known as Michandra McIntosh Farris.

John E. Farris, spouse of the above named Michandra McIntosh Farris joins in this conveyance for the purpose of releasing any and all marital rights.

Being also known as 657 Mercer Drive Hermitage, Tennessee 37076.

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.

Michandra McIntosh Farris

State of Texas
County of Collin)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Michandra McIntosh Farris, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2018.

Notary Public
My Commission Expires: May 24, 2020

EUGENIA SERRATTI
Notary ID # 128994294
My Commission Expires
May 24, 2020

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

John E. Farris

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, John E. Farris, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of September, 2018.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 214 2nd Avenue North, Suite 203
City, State, Zip: Nashville, TN 37201

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 214 2nd Avenue North, Suite 203
City, State, Zip: Nashville, TN 37201

Tax ID: 075-11-0-069.00