WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-AS-18-4071-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Y Johnson Davidson County
Batch# 147228 DEEDWARR
10/01/2018 10:53:38 AM 2 pgs
Fees: $13.00 Taxes: $415.88

20181001-0096953

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	S)
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**59-9-140.00**
214 2nd Ave. N, Ste. 203		
(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, **ESTATE OF EARLY LEE JOHNSON, JR.**, 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:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Haynes Estates, Section 3, of record in Plat Book 4175, Page 80, Register's Office for said County.

Said Lot No. 90 fronts 90.31 feet on the northwesterly margin of Boyd Drive and extends back 148.39 feet on the northeasterly line and 151.99 feet on the southwesterly line to a dead line in the rear, measuring 59.81 feet thereon.

Being the same property conveyed to Early Lee Johnson, Jr., by Warranty Deed from Hazel M. Chamberlain, Benjamin F. Chamberlain and John L. Chamberlain, Jr., recorded June 10, 2016 in Instrument No. 20160610-0058836, Register's Office for Davidson County, Tennessee.
The said Early Lee Johnson Jr. having since died intestate on October 27, 2017 leaving Lakeena Orr, Latonya Orr, Roderick Orr, Anthony Orr, Terrance Jones, Tyjuan Haynes and Tamytrys Haynes as his Heirs at Law as noted in Affidavit of Heirships of record in Instrument No. 20181001-0096951 & 20181001-0096952, Register's Office for Davidson County, Tennessee. Order to Sale real property for the Estate of Early Lee Johnson, Jr. was filed in Docket No. 18P260, Probate Division, Davidson County, Tennessee. Said Order authorized the Administrators, Tamytrys Haynes and Lakeena Orr to convey the property on behalf the estate.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 80, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4356, Page 971, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Subject to 2018 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4071 Boyd Drive, Nashville, Tennessee 37218**.

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 27th DAY OF SEPTEMBER, 2018.

Estate of Early Lee Johnson, Jr.

BY: _____
Tamytrys Haynes
Administrator

BY: _____
Lakeena Orr
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMYTRYS HAYNES, ADMINISTRATOR of the ESTATE OF EARLY LEE JOHNSON, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of September, 2018.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAKEENA ORR, ADMINISTRATOR of the ESTATE OF EARLY LEE JOHNSON, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of September, 2018.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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