THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527, Goodlettsville, TN 37070-0527

Karen Y Johnson Davidson County
Batch# 147419 DEEDWARR
10/01/2018 02:33:58 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20181001-0097239

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No:
Music City Holdings, LLC 214 2nd Avenue North, Suite 203 Nashville, TN 37201	Same	017-00-0-017.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL J. BEHNE, an unmarried person,** has this day bargained and sold, and does hereby transfer and convey unto the said **MUSIC CITY HOLDINGS, LLC, a Texas limited liability company,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a spike in the center of the Union Hill Road, C. G. Harris' southwest corner and the northwest corner of this land; thence with the line of said Harris north 62 deg. 40' east 283.5 feet to an iron pin, a corner of said Harris in the line of Charley Benton; thence with the lines of said Benton and Matchak south 70 degrees 45' east 448.5 feet to a post, a corner to said Matchak and Frank R. Trice in the line of Mrs. Lenice Greer Dorris; thence with the line of said Trice south 68 degrees 00' west 577 feet to a spike in the center of aforesaid Road, a corner to said Trice; thence with the center of said Road north 31 degrees 05' west 270 feet to the beginning, containing 2.8 acres, more less.

Being the same property conveyed to JAMES J. BEHNE AND WIFE, CAROL J. BEHNE, by deed from JAMES EDWARD PROCTOR AND WIFE, PATRICIA L. PROCTOR, of record in Book 8203, page 432, dated September 25, 1990, said Register's Office. The said James J. Behne having since died on or about November 24, 1994, leaving Carol J. Behne the surviving tenant by the entirety.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $110,000.00.
Subscribed and sworn to before me,
this 26th day of September, 2018.
My Commission Expires: 5/6/19

Affiant

Notary Public

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

This is property known as 1756 Union Hill Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 26 day of September, 2018.

CAROL J. BEHNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **CAROL J. BEHNE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26 day of September, 2018.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/23/2020