This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181155

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 **$119,000.00** 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 26th day of September, 2018.

Notary Public
My Commission Expires: 5/6/19

Karen Y Johnson Davidson County
Batch# 147419 **DEEDWARR**
10/01/2018 02:33:58 PM 3 pgs
Fees: $18.00 Taxes: $440.30

20181001-0097240

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 26th day of September, 2018, among:

MUSIC CITY HOLDINGS, LLC

A TEXAS LIMITED LIABILITY COMPANY

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

AND

WAYNE HACKNEY
and
Linda Hackney Husband and Wife

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 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 deg. 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 deg. 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 deg. 05' west 270 feet to the beginning, containing 2.8 acres, more or less.

Being the same property conveyed to James J. Behne and wife, Carol J. Behne by Warranty deed from James Edward Proctor and wife, Patricia L. Proctor of record in Book 8203, page 432, Register's Office for Davidson County, Tennessee, dated September 25, 1990 and recorded on September 26, 1990. The said James J. Behne having since died November 24, 1994, vesting fee simple title unto the wife, Carole Behne as surviving tenant by the entirety. (Value or consideration shown in aforementioned deed $62,000.00.)

Being the same property conveyed to Music City Holdings, LLC by deed from Carol J. Behne of record in Instrument No. 20181001-0097239 **Register's Office for Davidson County, Tennessee, dated September 26, 2018 and recorded on** October 1st, **2018.**

Being also known as 1756 Union Hill Rd Goodlettsville, Tennessee 37072.

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.

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

Music City Holdings, LLC

BY: _____
Mat Farmer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mat Farmer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the President of Music City Holdings LLC.

Witness my hand and official seal this 26th day of September, 2018.

_____
Notary Public
My Commission Expires: 5/6/19

P. EOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Wayne Hackney
Address: 1756 Union Hill Rd
City, State, Zip: Goodlettsville, TN 37072

Responsible Party For Taxes:

Name: Wayne Hackney & Linda Hackney
Address: 100 Coarsey Blvd
City, State, Zip: Hendersonville TN 37075

Tax ID: 0170000170