This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$91,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181144	Affiant Sworn to and subscribed before me this 11th day of October, 2018. Notary Public My Commission Expires: 5/6/19
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 11th day of October, 2018, among:

THOMAS F. LARKIN, A MARRIED MAN

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

AND

Karen Y Johnson Davidson County
Batch# 151308 **DEEDWARR**
10/15/2018 09:49:49 AM 3 pgs
Fees: $18.00 Taxes: $338.55
20181015-0101715

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. 21, on the Plan of Tract No. One, Forest Park Acreage Tracts, of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the southerly margin of East Maple Street, and extends back between parallel lines 194 feet to a dead line in the rear.

Being the same property conveyed to Thomas F. Larkin by Warranty deed from Jesse Whitledge Cates, unmarried of record in Instrument No. 20050309-0026325 Register's Office for Davidson County, Tennessee, dated March 7, 2005 and recorded on March 9, 2005. (Value of consideration shown in aforementioned deed $89,900.00.) Being also known as 510 E Maple Street Madison, Tennessee 37115.

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.

Rebecca Evans

Rebecca Evans

as Conservator for Thomas F. Larkin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Rebecca Evans and as Conservator for Thomas F. Larkin, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2018.

Notary Public
My Commission Expires: 5/6/19

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in instrument number 20181015-0107114 in the aforementioned Registers Office.

Janice F. Faye Larkin by Rebecca Evans, **Attorney-in-Fact**

Janice F Faye Larkin by Rebecca Evans as Attorney in Fact

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, , 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 he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of Rebecca Evans for Janice F Faye Larkin, the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2018.

Notary Public

My Commission Expires: 5/6/19

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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 510 E Maple Street
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 510 E Maple Street
City, State, Zip: Madison, TN 37115

Tax ID: 04313040100