This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181298

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 **$142,000.00** 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 30th day of November, 2018.

Notary Public
My Commission Expires: 5/6/19

Karen Y Johnson Davidson County
Batch# 173110 **DEEDWARR**
12/12/2018 10:35:57 AM 4 pgs
Fees: $23.00 Taxes: $525.40

20181212-0120917

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

WARRANTY DEED

THIS INDENTURE, made this 30th day of November, 2018, among:

SARAH D. REDMOND

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. 98 on the Plan of Edge-O-Lake Estates, Section 4 of record in Plat Book 3600, Page (s) 87 and 88, 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 John H. Redmond and wife, Sarah D. Redmond by Warranty deed from Richard Lynn Roth and wife, Stephanie A. Roth of record in Book 11644, page 420, Register's Office for Davidson County, Tennessee, dated August 31, 1999 and recorded on September 01, 1999.

John H. Redmond and Sarah D. Redmond were married at the time they took title to the Premises and were never legally separated or divorced. John H. Redmond died on or about December 21, 2017 leaving Sarah D. Redmond as the surviving tenant-by-the-entireties. A copy of the death certificate is attached as exhibit A.

Being also known as 526 Rural Hill Rd Nashville, Tennessee 37217.

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.

Sarah D. Redmond

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, Sarah D. Redmond THE WITHIN NAMED AFFIANT WITH WHOM I PERSONALLY ACQUAINTED (OR PROVED TO BE ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO MADE OATH THAT THE STATEMENTS CONTAINED IN THE FOREGOING AFFIDAVIT ARE TRUE OF THE AFFIANT(S)' OWN PERSONAL KNOWLEDGE AND WHO ACKNOWLEDGED THAT IT EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. this 20th day of November, 2018.

My Commission Expires: 5/6/19

Notary Public

Witness my hand and official seal this 30th day of November, 2018.

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

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

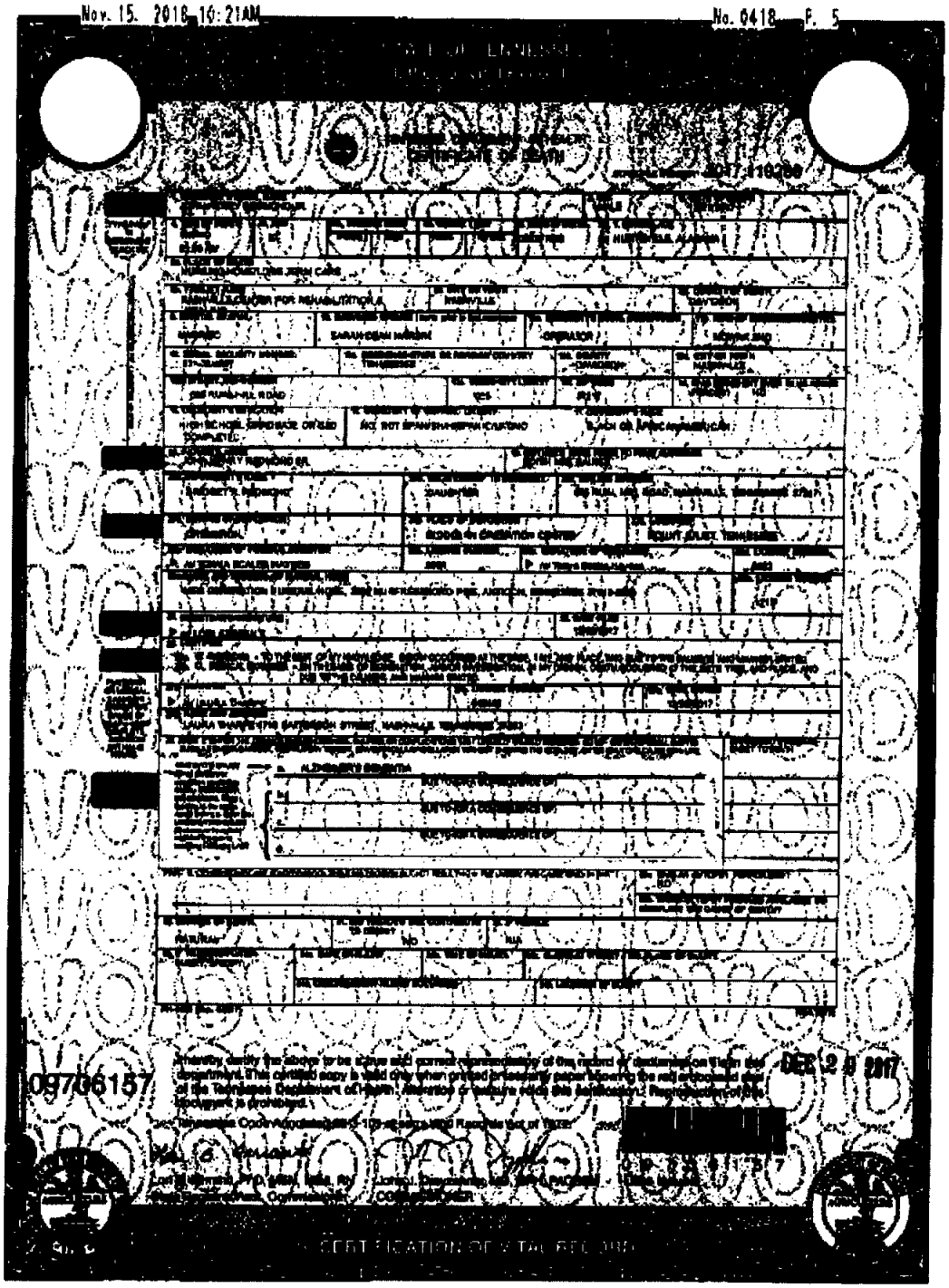
Name Music City Holdings, LLC
Address: 526 Rural Hill Rd
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 526 Rural Hill Rd
City, State, Zip: Nashville, TN 37217

Tax ID: 136-13-0-048.00

Exhibit A


Nov. 15. 2018 10:21AM
No. 0418 P. 5
Certificate of Death
09706157
DEC 2 0 2017
CERTIFICATION OF VITAL RECORD