Karen Y Johnson Davidson County
Batch# 174570 DEEDWARR
12/17/2018 09:05:42 AM 3 pgs
Fees: $18.00 Taxes: $440.30

20181217-0122127

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181356

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 14th day of December, 2018.

Notary Public
My Commission Expires: 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 14th day of December, 2018, among:

BRANDON THORNBERRY, A MARRIED MAN

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 situated in Davidson County, Tennessee, and being more particularly described as follows:

Being part of Lot 13 on the Plan of Anderson Estates, as of record in Plat Book 1130, Page 37, in the Register's Office for Davidson County, Tennessee, being Lot 149 on the Plan of the Re-Subdivision of Lots 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee Surveyors, August 05, 1946 as follows: Beginning on the Easterly margin of Scalf Drive at the Northwest corner of the property conveyed to Emma V. McDowell by deed from John W. Anderson and wife of, recorded in Book 1320, Page 7; said Register's Office, being the corner of Lots 149 and 150; thence with the line between said two lots eastwardly 168.3 feet to the common corner of Lots 132, 133, 149 and 150; thence with the line between said Lots 133 and 149, Northwardly 50 feet to the common corner of Lots 133, 134, 148 and 149; thence with the line between said Lots 148 and 149 Westwardly 168.9 feet to the Easterly margin of Scalf Drive; thence with same Southwardly 50 feet to the beginning.

Being the same property conveyed to Brandon Thornberry, a married man by Warranty Deed from Gay Ryman, a married woman, of record in Instrument No. 20181030-0107578, Register's Office for Davidson County, Tennessee, dated 10/29/2018 and recorded on 10/30/2018.

Subject property was not a martial residence for the Grantor of his spouse

Being also known as 312 Scalf Dr., 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.

Brandon Thornberry

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brandon Thornberry, 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 11th day of December, 2018.

Notary Public
My Commission Expires: 5/6/19

T. R. BOSHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 312 Scalf Dr
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 312 Scalf Dr
City, State, Zip: Madison, TN 37115

Tax ID: 043-07-0-008.00