This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181321

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 $399,000.00 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# 176397 DEEDWARR
12/20/2018 11:23:19 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30

20181220-0123934



WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

RONALD R. DIXON AND SUE COLLEEN DIXON

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. 807 on the Plan of Revision Plan of a portion of West Meade Farms, Inc- Section IX, a Resubdivision of Lots 808 through 811 & 815 through 822, on the plan of West Meade Farms, Inc- Section

IX of record in Plat Book 2663, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 807 and part of Lot No. 808 adjoin and front together 156.7 feet on the Easterly side of Grayson Court and run back between lines 466.4 feet on the Southerly line and 525.8 feet more or less, on the Northerly line to a line in the rear, which is a broken line, measuring 184.8 feet thereon.

Being the same property conveyed to Brandon J. Liggett, a single man, by Warranty deed from from A. Bandy Wenning and wife, Donna W. Wenning of record in Instrument No. 20161214-0131246 Register's Office for Davidson County, Tennessee, dated December 13, 2016 and recorded on December 14, 2016.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Brandon J. Liggett, a single man of record in Instrument No. 20181220-0123933 **Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on** December 20, 2018 **.**

Being also known as 6509 Grayson Ct Nashville, Tennessee 37205.

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.

Music City Holdings, LLC

BY: _____
Mat Farmer

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 30th day of November, 2018.

_____
Notary Public
My Commission Expires: 3/7/22

Owner Name & Property Address:

Name: Ronald R Dixon & Colleen S Dixon
Address: 6509 Grayson Ct
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: Ronald R Dixon & Colleen S Dixon
Address: 8093 Sunrise Circle
City, State, Zip: Franklin TN 37067

Tax ID: 115-14-0-004.00