This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181378 **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 **$164,000.00** 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 21st day of December, 2018. Notary Public My Commission Expires: 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 21st day of December, 2018, among:

HAROLD G. CHRISTIANSEN AND LUCILLE E. CHRISTIANSEN

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".

Karen Y Johnson Davidson County
Batch# 177366 **DEEDWARR**
12/26/2018 08:26:29 AM 4 pgs
Fees: $23.00 Taxes: $606.80

20181226-0124725

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Happy Acres of record in Plat Book 2331, Page 63, 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. 58 fronts 73 feet on the Westerly side of Colfax Drive and extends back 194.7 feet on the Northerly line and 187.7 feet on the Southerly line to a dead line in the rear on which it measures 55.7 feet.

Being the same property conveyed to Harold G. Christiansen and Lucille E. Christiansen by Cash deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 10034, page 530, Register's Office for Davidson County, Tennessee, dated April 25, 1996 and recorded on May 01, 1996.

Being also known as 954 Colfax Drive Nashville, Tennessee 37214.

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.

Lucille E Christiansen

Lucille E. Christiansen

State of New York
County of Steuben

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Lucille E. Christiansen, 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 20 day of December, 2018.

Eve D Fisher

Notary Public
My Commission Expires: 11-03-2020

EVE D. FISHER
Notary Public, State of New York
Steuben County No. 01FI6196152
Commission Expires, Nov. 3, 2020

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

Harold G Christiansen

Harold G. Christiansen

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Harold G. Christiansen, 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 21st day of December, 2018.

T. R. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 954 Colfax Drive
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 954 Colfax Drive
City, State, Zip: Nashville, TN 37214

Tax ID: 108-02-0-020.00