Karen Y Johnson Davidson County
Batch# 179040 DEEDWARR
12/31/2018 09:42:29 AM 3 pgs
Fees: $18.00 Taxes: $584.60

20181231-0126146

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181367

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 **$158,000.00** 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 20th day of December, 2018.

Notary Public
My Commission Expires: 5/6/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 20th day of December, 2018, among:

MUSIC CITY HOLDINGS, LLC

A TEXAS LIMITED LIABILITY COMPANY

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

AND

LINDA WAGNER

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. 65 on the Plan of H. G. McNabb Subdivision of record in Plat Book 1130, Page 64, 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 Deborah A. Hood by warranty deed from William N. Robinson and Bonnie J. Robinson and Penelope L. Robinson-Butler, married of record in Instrument No. 20070507-0054254 Register's Office for Davidson County, Tennessee, dated April 16, 2007 and recorded on May 7, 2007.

The said Deborah A. Hood died intestate on or about May 31, 2017, and her estate was entered into administration in case no. 17P1072 of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Being the same property conveyed to Music City Holdings, LLC by warranty deed from Adrian Hood, Lethal Marcelle Hood- Anderson and Stefanie Escola Hood of record in instrument number 20181231-0120145 Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on _____. (

Being also known as 3033 Louise Drive Nashville, Tennessee 37211.

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

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 20th day of December, 2018.

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

_____
Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Linda Wagner
Address: 3033 Louise Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Linda Wagner
Address: 1844 Woodland Pointe Dr
City, State, Zip: Nashville TN 37214

mailing address
PO Box 140343
Nashville TN 37214

Tax ID: 119 13 0 07900