This Instrument Prepared By and Returned To:

Concord Title
10690 Murdock Drive
Knoxville, TN 37932
File No. 20181390

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 **$118,500.00;** 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 11th day of January, 2018.

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 186670 **DEEDWARR**
01/22/2019 12:05:01 PM 3 pgs
Fees: $18.00 Taxes: $438.45

20190122-0006020

WARRANTY DEED

THIS INDENTURE, made this 11th day of January, 2018, among:

JOHN WORLEY WILLIAMS, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Music City Holdings, LLC
A Texas limited liability company

of Davidson County, Tennessee, including all 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. 74 on the Revised Plan of Fisk Park of record in Book 2331, Page 114, 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 74 fronts 50 feet on the westerly side of 23rd Avenue, North and goes back

between parallel lines 125 feet to a dead line.

Being the same property conveyed to John Williams and Reginal Williams by County Clerk's Deed from Bill McPherson of record in Book 6190, Page 917, Register's Office for Davidson County, Tennessee, dated December 07, 1983 and recorded on December 08, 1983.

Being the same property conveyed to Constance Williams by Quitclaim Deed from Reginal Williams of record in Book 11315, Page 837, Register's Office for Davidson County, Tennessee, dated January 20, 1999 and recorded on January 28, 1999. The said Constance Williams, deceased now and Affidavit of Heirship recorded on November 18, 2009, of record in Instrument No. 20091118-0106121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Worley Williams by Quitclaim Deed from Raifael Worley Williams of record in Instrument No. 20100104-0000299, Register's Office for Davidson County, Tennessee, dated December 14, 2009 and recorded on January 04, 2010 and Scrivener's Affidavit recorded on October 29, 2015, of record in Instrument No. 20151029-0110318.

Being also known as 1509 23rd Avenue North, Nashville, Tennessee 37208.

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 by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Insttrument: _____, in the aforementioned Registers Office.

John Worley Williams by Raifael Williams,
Attorney-in-Fact

John Worley Williams

State of Indiana
County of Hamilton.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Raifael Williams**, 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, and who further acknowledged that such person is the attorney-in-fact of **John Worley Williams,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2019.

Notary Public
My Commission Expires: 11-27-2025

DWAIN D SELF
Notary Public - Seal
Marion County - State of Indiana
Commission Number 707943
My Commission Expires Nov 27, 2025

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1509 23rd Ave N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1509 23rd Ave N
City, State, Zip: Nashville, TN 37208

Tax ID: 081-15-0-002.00