This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191421

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 **$102,000.00** 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 17th day of January, 2019.

Notary Public
My Commission Expires: 5/2/19

Karen Johnson Davidson County
Batch# 186683 **DEEDWARR**
01/22/2019 12:16:24 PM 3 pgs
Fees: $18.00 Taxes: $377.40

20190122-0006035

WARRANTY DEED

THIS INDENTURE, made this 17th day of January, 2019, 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

DIANE BROOKS

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. 46A on the Plan of Zone Lot Division of Lots 23,24, 25,27, 29,30,31, 32, 33, 34, 35, 37, 38,39, 40, 41, 42, 43, 45, 46, & 48, Rachel's Square, Section Two, of record in Plat Book 6250, Page 540 and amended to change the name to Colony Downs in Book 8030, Page 757, 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 Sara Christians by Warranty deed from Roger Williams and Nancy K. Yates, as joint tenants in common with right of survivorship of record in Instrument No. 20100427-0031941 Register's Office for Davidson County, Tennessee, dated April 22, 2010 and recorded on April 27, 2010.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Sara Christians of record in Instrument No. 20190122-0006034 Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on January 22, 2019.

Being the same property conveyed to Diane Brooks by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20190122-0006035, Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on January 22, 2019.

Being also known as 310 Andrew Jackson Pl Hermitage, Tennessee 37076.

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

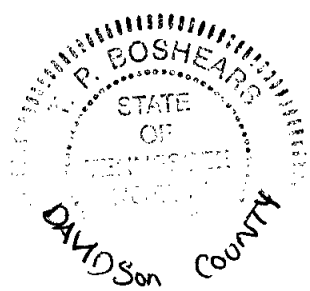
BY: _____
Mat Farmer

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 14th day of January, 2019.

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



Owner Name & Property Address:

Name: Diane Brooks
Address: 310 Andrew Jackson Pl
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Diane Brooks
Address: 535 Cambrian Way
City, State, Zip: Danville, CA 94526

Tax ID: 075-07-0-221.00