This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191425

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 **$69,000.00** 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 18th day of January, 2019.

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 186700 **DEEDWARR**
01/22/2019 12:25:41 PM 3 pgs
Fees: $18.00 Taxes: $255.30

20190122-0006057

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

WARRANTY DEED

THIS INDENTURE, made this 18th day of January, 2019, among:

DONNA A. HERMAN, UNMARRIED

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".

Land in Davidson County, Tennessee, being Lot Nos. 15-22 inclusive and Lots No. 51-54 inclusive on the plan of Woodvale Grove, Montague Park, as of record in Book 421, page 193, Register's Office for said County, and such portions of the "Boardwalk" and a 14 foot unnamed road vacated and abandoned by Metropolitan Council Bill No. 69-963, recorded in Book 4392, page 781, said Register's Office, being described as follows:

Said Lot No. 15-18 adjoin and front together 80 feet on the Northwesterly side of the Board Walk and run back between parallel lines 20 feet to a dead line.

Said Lot Nos. 19-22 adjoin and front together 80 feet on the Southeasterly side of the Board Walk and run back between parallel lines 20 feet to a dead line.

Said Lot Nos. 51-54 adjoin and front together 80 feet on the Northwesterly side of Shady Stoneway and run back between parallel lines 20 feet to a dead line.

Being a portion of the same property conveyed to Donna A. Herman, unmarried by Warranty deed from A. C. Batson and wife, Barbara J. Batson of record in Book 10371, page 493, Register's Office for Davidson County, Tennessee, dated February 28, 1997 and recorded on March 6, 1997.

Being also known as 422 Shady Stoneway Madison, Tennessee 37115.

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.

Donna A. Herman

Donna A. Herman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Donna A. Herman, 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 18th day of January, 2019.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 422 Shady Stoneway
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 422 Shady Stoneway
City, State, Zip: Madison, TN 37115

Tax ID: 052-09-0-095.00