This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191442 **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 **$75,000.00** 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 22nd day of January, 2019. Notary Public My Commission Expires: 5/6/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 22nd day of January, 2019, among:

EDITH L. COOK, UNMARRIED

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

Karen Johnson Davidson County
Batch# 188890 **DEEDWARR**
01/28/2019 11:01:45 AM 4 pgs
Fees: $23.00 Taxes: $277.50
20190128-0008047

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 No. 19 and the Northerly 16.67 feet

of Lot No. 18, both of Block " B", on the Plan of the Revised Myatt-Eagan Subdivision of Lot No. 8 and the Westerly part of Lot No. 9 of Anderson Estates, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee, more particularly described according to a copy of a survey thereof by Harvey Gee, Surveyor, made November 22, 1952, as follows:

Said Lot No. 19 and Northerly part of Lot No. 18 adjoin and front together 66.67 feet on the Easterly side of Rio Vista Drive and extend back between parallel lines 170 feet on the Northerly line and 179,07 feet on the Southerly line to a dead line in the rear, measuring 67.28 feet.

Being the same property conveyed to Edith L. Cook, married by Warranty deed from Paul A. Johnson and wife, Sue Johnson, Individually and as Trustee's of the Johnson Family Revocable Living Trust of record in Instrument No. 20000706-0067252 Register's Office for Davidson County, Tennessee, dated June 30, 2000 and recorded on July 06, 2000.

Edith L. Cook and William Paul Cook Jr were married at the time they took title to the Premises and were never divorced. William Paul Cook Jr died on or about August 7, 2008 leaving Edith L. Cook as the surviving tenant-by-the-entireties. A copy of the death certificate is attached as exhibit A.

Being also known as 128 Rio Vista Drive 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.

Edith L. Cook

Edith L. Cook

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Edith L. Cook, 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 22nd day of January, 2019.

Notary Public
My Commission Expires: 5/6/19

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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 128 Rio Vista Drive
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 128 Rio Vista Drive
City, State, Zip: Madison, TN 37115

Tax ID: 043-12-0-025.00

STATE OF TENNESSEE
Office of Vital Records

8804807 — TENNESSEE DEPARTMENT OF HEALTH — [redacted]

CERTIFICATE OF DEATH

1 DECEDENT'S NAME (First Middle Last): William Paul Cook Jr | 2 SEX: Male | 3 DATE OF DEATH (Month Day Year): August 7, 2008

4 SOCIAL SECURITY NUMBER: -8269 | 5 AGE-Last Birthday (Years): 60 | 6 DATE OF BIRTH: Feb 2, 1948 | 7 BIRTHPLACE (City and State or Foreign Country): Nashville, Tennessee

8 WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 Yes 2 [X] No | 8a PLACE OF DEATH (Check only one): 1 [X] Inpatient 2 ER/Outpatient 3 DOA 4 Nursing Home 5 Residence 6 Other (Specify)

9a FACILITY NAME (If not institution, give street and number): Vanderbilt Medical Center 181 | 9b CITY, TOWN OR LOCATION OF DEATH: Nashville | 9c COUNTY OF DEATH: Davidson

10 MARITAL STATUS (Married, Never Married, Widowed, Divorced) (Specify): Married | 11 SURVIVING SPOUSE (If wife, give maiden name): Edith Mangrum | 12a DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired): Laborer | 12b KIND OF BUSINESS/INDUSTRY: Construction

13a RESIDENCE STATE: Tennessee | 13b COUNTY: Davidson | 13c CITY, TOWN OR LOCATION: Madison | 13d STREET AND NUMBER OR RURAL LOCATION: 128 Rio Vista Drive

CENSUS TRACT | 13e WITHIN CITY LIMITS? 1 [X] Yes 2 [ ] No | 13f ZIP CODE: 37115 | 14 WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No. If yes, specify Cuban, Mexican, Puerto Rican, etc.) Specify if yes: [ ] Yes [X] No | 15 RACE—American Indian, Black, White, etc. (Specify): White | 16 DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): 9 | College (1-4 or 5+):

NAME OF DECEDENT (To satisfy physician or examiner)

17 FATHER'S NAME (First Middle Last): William Paul Cook | 18 MOTHER'S NAME (First Middle Maiden Surname): Irene Swafford

19a INFORMANT'S NAME (Type/Print): Edith Louise Cook | 19b RELATIONSHIP TO DECEDENT: Wife | 19c MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 128 Rio Vista Drive Madison Tennessee

20a METHOD OF DISPOSITION: 1 [X] Burial 2 [ ] Cremation 3 [ ] Removal from State 4 [ ] Donation 5 [ ] Other (Specify) | 20b PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Forest Lawn Memorial Park | 20c LOCATION—City or Town, State: Goodlettsville Tennessee

21a SIGNATURE OF FUNERAL DIRECTOR: Jerry L. Hunt | 21b LICENSE NUMBER OF FUNERAL DIRECTOR: 2530 | 21c SIGNATURE OF EMBALMER: Adam Rodgers | 21d LICENSE NUMBER OF EMBALMER: 4622

22a NAME AND ADDRESS OF FUNERAL HOME: Madison Funeral Home 219 Old Hickory Blvd East, Madison, Tennessee 37115- | 22b LICENSE NUMBER OF FUNERAL HOME: 690

23 REGISTRAR'S SIGNATURE: Linda R Bowers DR | 24 DATE FILED (Month Day Year): August 13, 2008

25a CERTIFIER — To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated

1 [X] SIGNATURE AND TITLE OF PHYSICIAN: Arthur Wheeler MD | 25b LICENSE NUMBER: MD15961 | 25c DATE SIGNED (Month Day Year): 8/11/08

26a MEDICAL EXAMINER — On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place, and due to the cause(s) and manner as stated

2 [ ] SIGNATURE AND TITLE OF MEDICAL EXAMINER | 26b LICENSE NUMBER | 26c DATE SIGNED (Month, Day, Year)

PHYSICIAN OR MEDICAL EXAMINER: EXCLUDING CERTIFICATES BURIAL COMPLETE AND SUDDEN MEDICAL CERTIFICATION WITHIN 48 HOURS

27 NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): Dr Arthur Wheeler 1161 21st Avenue South Nashville, Tn 37232

28 PART I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.

IMMEDIATE CAUSE (Final disease or condition resulting in death): a. Severe sepsis with septic shock — DUE TO (OR AS A CONSEQUENCE OF) — Approximate Interval Between Onset and Death: 1 DAY

SEE INSTRUCTIONS ON OTHER SIDE

Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST:

b. Post-obstructive pneumonia — DUE TO (OR AS A CONSEQUENCE OF) — 2 DAYS

c. Lung mass - probable Bronchogenic carcinoma — DUE TO (OR AS A CONSEQUENCE OF) — UNKNOWN

d.

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I: Squamous cell ca, hypo'd wbc, Right ischemic stroke

29a WAS AN AUTOPSY PERFORMED? 1 [ ] Yes 2 [X] No | 29b WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 [ ] Yes 2 [ ] No

30 MANNER OF DEATH: 1 [X] Natural 2 Accident 3 Suicide 4 Homicide 5 Pending Investigation 6 [X] Could not be determined

31a DATE OF INJURY (Month Day Year) | 31b TIME OF INJURY: M | 31c INJURY AT WORK? 1 [ ] Yes 2 [ ] No | 31d DESCRIBE HOW INJURY OCCURRED

31e PLACE OF INJURY—At home, farm, street, factory, office building, etc. (Specify) | 31f LOCATION (Street and Number or Rural Route Number, City or Town, State)

PH 1350 (REV. 1-99) — DH 1350

10628839

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Edward G. Bishop III, State Registrar

John J. Dreyzehner MD, MPH, FACOEM, COMMISSIONER

1062883 9

Date Issued: [illegible]

CERTIFICATION OF VITAL RECORD