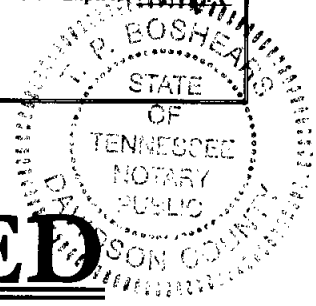
This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191443 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$93,000.00** 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



WARRANTY DEED

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

Karen Johnson Davidson County
Batch# 188890 **DEEDWARR**
01/28/2019 11:01:45 AM 3 pgs
Fees: $18.00 Taxes: $344.10



20190128-0008048

MUSIC CITY HOLDINGS, LLC

A TEXAS LIMITED LIABILITY COMPANY

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

AND

CHRISTOPHER PHILIP LABONTE

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

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Edith L. Cook, unmarried of record in Instrument No. 20190128-0008047 **Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on** 1-28 **, 2019.**

Being also known as 128 Rio Vista Dr 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.

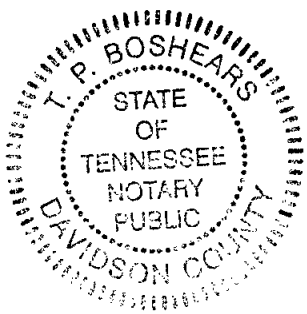
Music City Holdings, LLC

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 18th day of January, 2019.



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

Owner Name & Property Address:

Name: Chris Labonte
Address: 128 Rio Vista Dr
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Chris Labonte
Address: 104 Coyote Ct Apt 1
City, State, Zip: Clarksville TN 37043

Tax ID: 043-12-0-025.00