This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191449 **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 **$166,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of January, 2019 Notary Public My Commission Expires: 5/6/19

WARRANTY DEED

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

THIS INDENTURE, made this 30th day of January, 2019, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

HENSLEY GROUP, LLC

A Tennessee limited liability company

including all heirs, successors and/or assigns (the "**Grantee**").

Karen Johnson Davidson County
Batch# 191220 **DEEDWARR**
02/04/2019 10:29:49 AM 3 pgs
Fees: $18.00 Taxes: $614.20

20190204-0010265

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. 46 on the Plan of J.M.T.J and G.W Hardings Addition to Nashville of record in Plat Book 21, Page 80, 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 No. 46 fronts 50 feet on the Southerly side of Underwood, formerly Passaic Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William H. McClanahan by Corporate Form Special Warranty deed from LaSalle Bank National Association, as trustee under the Pooling and Servicing Agreement dated as of August 01, 2006, GSAMP Trust 2006-HE5 by Litton Loan Servicing, L.P, as Attorney in Fact of record in Instrument No. 20100727-0058709 Register's Office for Davidson County, Tennessee, dated July 20, 2010 and recorded on July 27, 2010.

Being the same property conveyed to William H. McClanahan, Trustee, William H. McClanahan Revocable Trust Agreement dated January 03, 2013 by Quitclaim deed from William H. McClanahan of record in Instrument No. 20130108-0002548 Register's Office for Davidson County, Tennessee, dated January 03, 2013 and recorded on January 08, 2013.

Being the same property conveyed to East Valley Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from William H. McClanahan, Jr., and Robert D. McClanahan, Co-Trustees, William H. McClanahan Revocable Living Trust Agreement dated January 03, 2013 of record in Instrument No. 20160930-0103515 Register's Office for Davidson County, Tennessee, dated September 22, 2016 and recorded on September 30, 2016.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from East Valley Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190204 - 0010264, Register's Office for Davidson County, Tennessee, dated January 30, 2019 and recorded on February 4, 2019.

Being also known as 1815 Underwood St, 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.

Music City Holdings, LLC

BY:
Mat Farmer

State of Tennessee
County of Williamson

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

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 28th day of January, 2019.

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Hensley Group, LLC
Address: 1815 Underwood St
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Hensley Group, LLC
Address: 2017 Rolling Creek Drive
City, State, Zip: Murfreesboro, TN 37128

Tax ID: 081-15-0-145.00