This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191418

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 **$170,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Bethany D Affiant

Sworn to and subscribed before me this 31st day of January, 2019.

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 191447 **DEEDWARR**
02/04/2019 12:22:27 PM 3 pgs
Fees: $18.00 Taxes: $629.00

20190204-0010367

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 31st day of January, 2019, among:

DONNA G DUFF NKA DONNA MERRILL

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

AND

MUSIC CITY HOLDINGS, LLC

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 the Northerly Part of Lot No. 6, of Block "C" on the Map of Country Club Estates of record in Plat Book 843, Page 95,

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 Northerly part of Lot No. 6 fronts 50 feet on the Westerly side of Willmeta Avenue (Greenland Avenue) and runs back between parallel lines 175 feet to a dead line, and measures 50 feet thereon.

Being the same property conveyed to Gilmore Francis Lanier and wife, Carol Louella Lanier, by Warranty deed from William F. Carr and wife, Dorothy G. Carr of record in Book 2107, page 436, Register's Office for Davidson County, Tennessee, dated January 26, 1953 and recorded on January 27, 1953.

Being the same property conveyed to Gilmore Francis Lanier by Quitclaim deed from Carol Louella Lanier of record in Book 4920, page 659, Register's Office for Davidson County, Tennessee, dated March 21, 1975 and recorded on June 10, 1995.

Being the same property conveyed to Donna G. Duff by Quitclaim deed from Gilmore Francis Lanier of record in Book 8202, page 290, Register's Office for Davidson County, Tennessee, dated April 07, 1990 and recorded on September 25, 1990. Donna G Duff having since married to Thomas R Merrill and having since divorced on July 14, 2019

Being also known as 1436 Greenland Avenue Nashville, Tennessee 37216.

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.

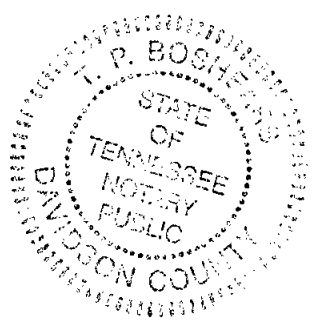
Donna G Duff NKA Donna Merrill

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 Merrill, 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 31st day of January, 2019.

Notary Public
My Commission Expires: 5/6/19



Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1436 Greenland Avenue
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1436 Greenland Avenue
City, State, Zip: Nashville, TN 37216

Tax ID: 072-04-0-321.00