This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181400

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 **$145,500.00** 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 4th day of February , 2019.

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 193990 **DEEDWARR**
02/11/2019 10:24:48 AM 3 pgs
Fees: $18.00 Taxes: $538.35

20190211-0012624

K. F. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 4th day of February, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

PETER PENROSE

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".

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 on the Map of Marlin Meadows Subdivision Section III, as of record in Book 2133, Page 26, Register's Office for Davidson County, Tennessee. Said Lot Number 9 begins at a point in the Easterly margin of River Pass, the common front corner of Lots Number 9 and 10; thence Northeasterly along River Pass 109.6 feet to a point, the beginning of a curve, thence 44.13 feet around said curve, having a radius of 25 feet to a point in the Southerly margin of Peeler Trail, thence South 46 degrees 33 minutes East 183.64 feet along Peeler Trail to a point; thence South 32 degrees 18 minutes West 98.61 feet to a point, the common rear corner of Lots Numbers 9 and 10; thence 210 feet in a Westerly direction to the point of beginning.

Being the same property conveyed to Matthew Frazier by Special Warranty Deed from Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-18, of record in Instrument No. 20140305-0018544, Register's Office for Davidson County, Tennessee, dated February 11, 2014 and recorded on March 05, 2014.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Matthew Frazier and wife, Katie M. Frazier, of record in Instrument No. 20190211-0012623 **, Register's Office for Davidson County, Tennessee, dated February 4, 2019 and recorded on February** 11 **2019.**

Being also known as 801 River Pass, 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 15th day of February, 2019.

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

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

Owner Name & Property Address:

Name: Peter Penrose
Address: 801 River Pass
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Peter Penrose
Address: 321 Cayson Square Ln
City, State, Zip: Franklin TN 37064

Tax ID: 052-12-0-026.00

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