This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191497

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 **$127,000.00**; 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 15th day of February, 2019

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 196307 **DEEDWARR**
02/19/2019 11:23:05 AM 3 pgs
Fees: $18.00 Taxes: $469.90

20190219-0014780

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 15th day of February, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

ROY STEPHEN POWERS AND ALISHA NICOLE POWERS

including all 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".

Property located on the west side of Williamson Road near the City of Goodlettsville, 10th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 75.00 on Davidson County property map 12, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated August 11, 2010, and known as Job No. 10-0062, as follows:

BEGINNING at an existing iron pin found in the westerly right-of-way of Williamson Road at the Southeast corner of the herein described tract and the Northeast corner of the Elizabeth W. Worsham property of record in Book 5581, Page 884, R.O.D.C., TN. Said pin

being located approximately 908.00' , as measured along the northerly right-of-way of Williamson Road, from U.S. Highway 41. Thence from said POINT OF BEGINNING, leaving the right-of-way of Williamson Road with the line of Worsham, N 76 deg. 54' 58" W - 196.54' to an iron pin set; Thence N 00 deg. 38' 02" E - 190.40' to an iron pin set; Thence S 71 deg. 54' 24" E - 197.29' to an existing iron pin found in the westerly right-of-way of Williamson Road; Thence with said right-of-way, and a curve left having a radius of 77.73' , a chord length of 69.60' , said chord having a bearing of S 15 deg. 44' 51" W and an arc length along said curve of 72.17' to a point; Thence S 10 deg. 58' 55" E 108.61' to the POINT OF BEGINNING, containing 32,408 square feet, or 0.74 acres, more or less.

Being the same property conveyed to Elizabeth W. Worsham by warranty deed from Elizabeth Williamson, a widow of record in Book 5581, page 881, Register's Office for Davidson County, Tennessee, dated March 21, 1980 and recorded on March 24, 1980.

Being the same property conveyed to Nancy Jean McAllister by quitclaim deed from Robert L. Worsham, III, Nancy Jean McAllister, and Eva E3lizabeth Thompson, heirs at law of Elizabeth W. Worsham (deceased) of record in Instrument No. 20110218-0013906 Register's Office for Davidson County, Tennessee, dated February 2, 2011 and recorded on February 18, 2011.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Nancy Jean McAllister of record in Instrument No. 20190219-0014779 **, Register's Office for Davidson County, Tennessee, dated February 15,, 2019 and recorded on** February 19 **, 2019.**
Being also known as 1737 Williamson Rd Goodlettsville, Tennessee 37072.

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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

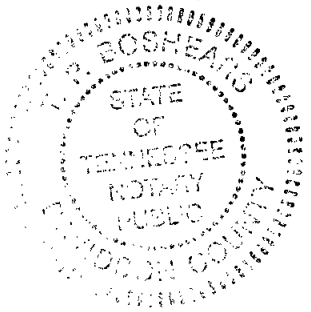
BY: _____
Mat Farmer, It's President

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***President*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***President*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***President***.

Witness my hand and official seal this 11th day of February, 2019.

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



Owner Name & Property Address:

Name: Roy Stephen Powers & Alisha Nicole Powers
Address: 1737 Williamson Rd
City, State, Zip: Goodlettsville, TN 37072

Responsible Party For Taxes:

Name: Roy Stephen Powers & Alisha Nicole Powers
Address: 5368 Louise Road
City,State,Zip: Cumberland Furnace TN 37052

Tax ID: 012 00 0 07500