This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$181,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191454	Affiant Sworn to and subscribed before me this 19th day of February, 2019. Notary Public My Commission Expires: 3/7/22
After Recording Return To The Above.	

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 19th day of February, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

Karen Johnson Davidson County
Batch# 197179 **DEEDWARR**
02/20/2019 12:31:52 PM 3 pgs
Fees: $18.00 Taxes: $669.70

20190220-0015396

AND

TKM ENTERPRISES, 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 located in Davidson County, Tennessee, being Lot No. 63 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee and described according to a copy of a survey thereof made by Southern Land Surveying Co., Inc. dated May 28,1974, as follows:

Beginning at a point in the South margin of Due West Avenue at the corner Lots Nos. 62 and 63, said point being 1097 feet, more or less, in an Easterly direction from the Southeast corner of the intersection of Dickerson Road and Due West Avenue; thence with the line between said lots, Southerly 247.8 feet to a point; thence Easterly 120.66 feet to a corner of

Lots Nos. 63 and 64, thence with the line between said lots, Northerly 237.23 feet to the South margin of Due West Avenue; thence with the margin of the same, Westerly 100 feet to the beginning.

Being the same property conveyed to Susan Arroyo by Warranty deed from Joel W. Hemphill and wife, LaBreska Hemphill of record in Instrument No. 20011101-0119633 Register's Office for Davidson County, Tennessee, dated October 29, 2001 and recorded on November 01, 2001.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, as Trustee for CWMBS Reperforming Loan Remic Trust Certificates, Series 2005-R2 by Substitute Trustee's deed from Shapiro and Kirsch, LLP of record in Instrument No. 20140805-0069922 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on August 05, 2014.

Being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C. by Special Warranty deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for CWMBS Reperforming Loan Remic Trust Certificates, Series 2005-R2 of record in Instrument No. 20180607-0054973 Register's Office for Davidson County, Tennessee, dated September 08, 2014 and recorded on June 07, 2018.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Secretary of Housing and Urban Development, Washington, D.C. of record in Instrument No. 20190220001539 **Register's Office for Davidson County, Tennessee, dated** Feb. 14, **2019 and recorded on** Feb. 20 **2019.**

Being also known as 1107 Due West Ave N 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 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 19th day of February, 2019.

_____
Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:
Name: ~~Jadore Luxury Homes, LLC~~ TKM Enterprises LLC
Address: 1107 Due West Ave N
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:
Name: ~~Jadore Luxury Homes, LLC~~ TKM Enterprises LLC
Address: 1586 Cross Pointe Dr
City, State, Zip: Brentwood, TN 37027

Tax ID: 050-04-0-025.00