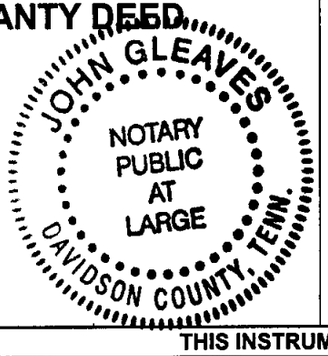
WARRANTY DEED



J-KBT-19-404-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**044 05 0 172.00**
214 2nd Avenue North Suite 203		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN H. BROWN, TRUSTEE OF THE RAYON CITY LIVING TRUST, DATED JANUARY 23, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Hadley's Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 125, 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. 8 fronts 50 feet on the Southwesterly margin of Robinson Avenue, formerly Rayon Drive, and extends back between parallel lines 147 feet to a 15 foot alley in the rear.

Being the same property conveyed to Karen H. Brown, Trustee of the Rayon City Living Trust dated January 23, 2019, by Warranty Deed from Rebecca Sue Agee, unmarried, of record in Instrument No. 20190201-0009860, in the Register's Office of Davidson County, Tennessee, dated January 30, 2019 and recorded on February 1, 2019. (Value or consideration as shown in the aforementioned deed is $40,000.00)

FOR INFORMATIONAL PURPOSES ONLY: Property also known as 404 Rayon Dr., Old Hickory, Tennessee 37138.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HADLEY'S SUBDIVISION, as recorded in Plat Book 547, Page(s) 125.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **404 Rayon Dr, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 201105 **DEEDWARR**
03/01/2019 01:50:56 PM 2 pgs
Fees: $13.00 Taxes: $257.15

20190301-0018896

Witness my/our hand(s) this the 28th DAY OF FEBRUARY, 2019.

The Rayon City Living Trust, dated January 23, 2019

BY: _____

Karen H. Brown
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN H. BROWN, TRUSTEE of THE RAYON CITY LIVING TRUST, DATED JANUARY 23, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of February, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212