This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191528

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 **$135,000.00** 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 1st day of March, 2019.

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 201275 **DEEDWARR**
03/04/2019 09:14:23 AM 3 pgs
Fees: $18.00 Taxes: $499.50

20190304-0019227

WARRANTY DEED

THIS INDENTURE, made this 1st day of March, 2019, among:

SHIRLEY COVINGTON AND CHARLES COVINGTON

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

AND

MUSIC CITY HOLDINGS, LLC
A Texas limited liability company

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 NORTHWESTERLY PART OF LOT NO. 15 AND NORTHEASTERLY PART OF LOT 16 ON THE PLAN OF JOYWOOD HEIGHTS, SECTION 3, NOT OF RECORD, AND FURTHER DESCRIBED ACCORDING TO A SURVEY MADE BY W. W. TURNER COMPANY, ENGINEERS, JANUARY 15,1948, AS FOLLOWS:

BEGINNING AT A POINT SOUTH 83 DEG. 30 MIN. EAST 122 FEET FROM THE SOUTHEAST TERMINUS OF HART AVENUE; THENCE SOUTHWARDLY 380 FEET, MORE OR LESS, TO A POINT 200 FEET NORTH OF THE NORTHERLY MARGIN OF CAPITOL VIEW AVENUE; THENCE EASTWARDLY AND PARALLEL WITH SAID AVENUE 60.3 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO CHARLIE B. McCAW BY DEED FROM T. W. STREET AND WIFE, OF RECORD IN BOOK (BLANK AS PER DEED), PAGE (BLANK AS PER DEED), REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY LINE OF SAID McCAW PROPERTY, NORTHWARDLY 379.5 FEET; THENCE NORTH 83 DEGS 30 MIN. WEST 60.3 FEET TO THE BEGINNING.

Being the same property conveyed to Shirley Covington and husband, Charles Covington by Warranty deed from Dennis Hoeppner of record in Instrument No. 20061002-0121978 Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 2, 2006.

Being also known as 128 Hart Ln Nashville, Tennessee 37207.

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.

Shirley Covington

Charles Covington

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Shirley Covington and Charles Covington, 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 1st day of March, 2019.

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 128 Hart Ln
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 128 Hart Ln
City, State, Zip: Nashville, TN 37207

Tax ID: 060-12-0-105.00