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 **$152,500.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191506	Affiant Sworn to and subscribed before me this 28th day of February, 2019 Notary Public My Commission Expires: 5/4/19
After Recording Return To The Above.	

WARRANTY DEED

THIS INDENTURE, made this 28th day of February, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

JACOB VANHOOSER

including all heirs, successors and/or assigns (the **"Grantee"**).

Karen Johnson Davidson County
Batch# 201291 DEEDWARR
03/04/2019 09:26:16 AM 3 pgs
Fees: $18.00 Taxes: $564.25
20190304-0019254

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 Northerly 50 feet of Lot No. 32 on the Plan of Maplewood Manor Subdivision of record in Plat Book 547, Page 102, 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 part of Lot No. 32 fronts 50 feet on the Westerly side of Anderson Street and extends back 190 feet on the Northerly line and 184 feet, more or less, on the Southerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Allie M. Bell, an unmarried woman by Warranty deed from Robert Braswell, married of record in Instrument No. 20070604-0065621 Register's Office for Davidson County, Tennessee, dated May 30, 2007 and recorded on June 04, 2007.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Allie M. Bell, an unmarried woman of record in Instrument No. 20190304-0019253 **, Register's Office for Davidson County, Tennessee, dated** March **, 2019 and recorded on** 4th March **, 2019.**

Being also known as 803 Matthews Ave Nashville, Tennessee 37216.

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

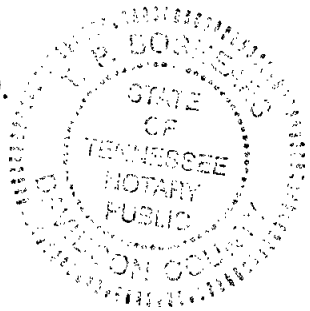
BY: _____

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 28th day of February, 2019.



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

Owner Name & Property Address:

Name: Jacob Vanhooser
Address: 803 Matthews Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Jacob Vanhoosen
Address: 600 12th Ave S Unit 401
City, State, Zip: Nashville TN 37203

Tax ID: 061-10-0-148.00