This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191508 **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 **$169,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Sheila Neeley Affiant Sworn to and subscribed before me this 28th day of February, 2019. Notary Public My Commission Expires: 5/6/19

WARRANTY DEED

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

SHEILA NEELEY AND DEBORAH HARRISON AND SHANNA MARTIN AND ANGELIA TAYLOR NEUMANN

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

Karen Johnson Davidson County
Batch# 201300 **DEEDWARR**
03/04/2019 09:31:21 AM 4 pgs
Fees: $23.00 Taxes: $625.30
20190304-0019264

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 Lot No. 774 on the Plan of Charlotte Park Section 22 of record in Plat Book 3700, Pages 67 & 68, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 774 fronts 77.5 feet on the northwesterly side of Cougar Drive and extends back 154 feet on the northeasterly line and 154.1 feet on the southwesterly line, to a line at the rear, measuring 77.5 feet thereon.

Being the same property conveyed to Thomas E. Taylor and wife, Vera Mae Taylor by warranty deed from Alvin W. Terrell & Son, Inc. of record in Book 4391, page 416, Register's Office for Davidson County, Tennessee, dated December 30, 1969 and recorded on January 13, 1970.
The said Thomas E. Taylor pre-deceased Vera Mae Taylor leaving her as surviving tenant by the entireties. Vera Mae Taylor died October 10, 2017 and by her will in case no. 18P253 of the Circuit Court, Probate Division, for Davidson County, devised this property to Sheila Neeley, Angelia Taylor Neuman, Deborah Harrison, and Shanna Martin.

Being also known as 6519 Cougar Dr., Nashville, Tennessee 37209.

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.

Sheila Neeley

Deborah Harrison

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sheila Neeley and Deborah Harrison, 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 28th day of February, 2019.

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 6519 Cougar Dr
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 6519 Cougar Dr
City, State, Zip: Nashville, TN 37209

Tax ID: 102 04 0 20600

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Angelia Taylor Neumann

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Angelia Taylor Neumann**, 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 27 day of FEBRUARY 2019.

Amber Lemley
Notary Public
My Commission Expires: 09-14-2021

AMBER LEMLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Shanna Martin

Shanna Martin

State of Tennessee
County of Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Shanna Martin, 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 27th day of February, 2019.

Taylor Kerby
Notary Public
My Commission Expires: 5/29/22

TAYLOR KERBY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 5-29-2022