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 **$91,165.00**; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No. 20191510	Affiant Sworn to and subscribed before me this 28th day of February, 2019. Notary Public My Commission Expires: 5/6/19
After Recording Return To The Above.	

WARRANTY DEED

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

MARILYN ANN PARKER MCNUTT, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Music City Holdings, LLC
A Texas limited liability company

Karen Johnson Davidson County
Batch# 201639 DEEDWARR
03/04/2019 12:14:37 PM 4 pgs
Fees: $23.00 Taxes: $337.31
20190304-0019530

of Davidson County, Tennessee, including all 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 the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Richard By Omohundro, Engineer, dated August 19, 1967, as follows:

Beginning at an iron pin set in the southwest corner of the intersection of Strawberry Hill.

Road and proposed Hickorynut Ridge Road, said point being also north 85 deg. 38' west 28.4 feet from an iron pin set in John Hampton' s northwest corner; thence with Strawberry Hill Road on a line extending to the center thereof, north 85 deg. 38' west 100 feet to an iron pin; thence continuing with the center of said road north 81 deg. 28' west 360 feet to an iron pin set in the southerly margin of said road; thence leaving said road south 24 deg. 31' east 798 feet, more or less, to an iron pin in the center of proposed Hickorynut Ridge Road; thence with the center of said proposed road north 43 deg. 24' east 256.4 feet to an iron pin; thence continuing along said proposed road north 11 deg. east 260 feet; thence along the westerly margin of said proposed road north 24 deg. 31' west 245 feet to the point of beginning, containing 5.03 acres, more or less.

Being the same property conveyed to John Holmes McNutt and wife, Marilyn Ann Parker McNiutt by Installment deed from John Holmes McNutt and wife, Marilyn Ann Parker McNutt of record in Book 4482, page 386, Register's Office for Davidson County, Tennessee, dated February 24, 1971 and recorded on February 26, 1971.

John Holmes McNutt and wife, Marilyn Ann Parker McNiutt were married at the time they took title to the Premises and were never legally separated or divorced. John Holmes McNutt died on or about October 31, 2002 leaving Marilyn Ann Parker McNiutt as the surviving tenant-by-the-entireties. A copy of the death certificate is attached as exhibit A.

Being also known as 7773 Strawberry Hill Rd Goodlettsville, Tennessee 37072.

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 by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Insttrument: 20190304.0019529 in the aforementioned Registers Office.

Marilyn Ann Parker McNutt by John David McNutt
Attorney-in-Fact

Marilyn Ann Parker Mcnutt

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John David McNutt**, 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, and who further acknowledged that such person is the attorney-in-fact of **Marilyn Ann Parker Mcnutt,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker 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

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 7773 Strawberry Hill Rd
City, State, Zip: Goodlettsville, TN 37072

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 7773 Strawberry Hill Rd
City, State, Zip: Goodlettsville, TN 37072

Tax ID: 009 00 0 09800

EXHIBIT A"

Office of Vital Records

0206269

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER

John	Holmes	McNutt	M	10/31/2002	
4999	63		2-8-1939	Fort Thomas, KY	

Tennessee Christian Medical Center | Madison | Davidson

Married | Marlyn A Parker | Service Tech | HACV

Davidson | Goodlettsville | 7773 Strawberry Hill Rd | 37115 | White | 12

Clay A McNutt | Dorothea Dwyer

Marlyn A McNutt | Wife | 7773 Strawberry Hill Rd, Goodlettsville, TN 37072

Green Acres Mem Gardens | Crossville, TN

Jerry Hunt | 2530 | Darrell Brewer, Jr | 5216

Madison Funeral Home
219 E. Old Hickory Blvd, Madison, TN 37115 | 690

November 6, 2002

29698 | 11/01/2002

John E. Gerber, M.D.; 850 R.S. Gass Blvd., Nashville, TN 37216; MEC02-2861

IMMEDIATE CAUSE (Final disease or condition resulting in death): Coronary Artery Atherosclerosis

DUE TO (OR AS A CONSEQUENCE OF):

DUE TO (OR AS A CONSEQUENCE OF):

DUE TO (OR AS A CONSEQUENCE OF):

Approximate Interval Between Onset and Death:

Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

Was an autopsy performed? Yes

Were autopsy findings available prior to completion of cause of death? Yes

Manner of Death: Natural

Date of Injury | Time of Injury | Injury at Work | How Injury Occurred

Place of Injury | Location

BIRTH NO.

RDA 1999

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only if printed on security paper showing the red embossed seal of the Metropolitan Government of Nashville and Davidson County. Alteration or erasure voids this certification.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Local Registrar 11/27/2002 Date Issued

CERTIFICATION OF VITAL RECORD