This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191542

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 **$93,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of February, 2019

Notary Public
My Commission Expires: 3/7/22

Karen Johnson Davidson County
Batch# 206142 DEEDWARR
03/15/2019 09:21:49 AM 3 pgs
Fees: $18.00 Taxes: $344.10
20190315-0023685

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

HENSLEY GROUP, LLC

a Tennessee limited liability company

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 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 Gavin Killoran and wife Lori S. Killoran by Warranty deed from Curtis Seals and wife Barbara Seals of record in Book 7668, page 316, Register's Office for Davidson County, Tennessee, dated September 26, 1988 and recorded on October 03, 1988.

Being the same property conveyed to Robert D. Agee and wife, Rebecca M. Agee by Quitclaim deed from Gavin P. Killoran and wife, Lori S. Killoran of record in Book 8771, page 424, Register's Office for Davidson County, Tennessee, dated October 23, 1992 and recorded on October 30, 1992.
Being the same property conveyed to Rebecca Sue Agee by Quitclaim deed from Robert David Agee, Sr. of record in Book 9586, page 295, Register's Office for Davidson County, Tennessee, dated December 16, 1994 and recorded on February 02, 1995.

Final Decree of Divorce entered in the Circuit Court of Williamson County, Tennessee, in the cause of Rebecca Sue Agee vs. Robert David Agee, Sr., Number 94628, and pursuant to T.C.A. Section 36-4-121

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 Register's Office for Davidson County, Tennessee, dated January 30, 2019 and recorded on February 01, 2019.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty deed from Karen H. Brown, Trustee of The Rayon City Living Trust dated January 23, 2019 of record in Instrument No. 20190301-0018896, Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 1, 2019.

Being also known as 404 Rayon Dr Old Hickory, Tennessee 37138.

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 25th 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: The Hensley Group, LLC
Address: 404 Rayon Dr
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

Name: The Hensley Group, LLC
Address: 2017 Rolling Creek Drive
City, State, Zip: Murfreesboro, TN 37128

Tax ID: 044-05-0-172.00