This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191549

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 **$310,000.00**; 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 12th day of March, 2019

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 206153 DEEDWARR
03/15/2019 09:29:59 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00

20190315-0023718

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

WARRANTY DEED

THIS INDENTURE, made this 12th day of March, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

STACI LYN BELL AND ANTHONY L. BELL

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, described according to an unrecorded survey by Stanford Assoc., Inc. dated June 9, 1972, as follows:

Beginning at a point in the southerly margin of Bakers Grove Road at the northwest corner of the Smith property; thence with said margin North 56 degrees 07' West 315 feet to an iron pin; thence leaving Bakers Grove Road, South 07 degrees 56' 05" West 835.57 feet to an iron pin; thence South 84 degrees 39' 56" East 276.69 feet to an iron pin; thence North 07 degrees 56' 05" East 685.03 feet to the point of beginning, and shown as (86) on Plat of Rick Elmore Re-Sub of record in Plat Book 6900, Page 196, said Register's Office.

Being the same property conveyed to Terry R. Hayes by warranty deed from Phillip Prince a/k/a Philip Prince of record in Instrument No. 20061005-0123795 Register's Office for Davidson County, Tennessee, dated October 2, 2006 and recorded on October 5, 2006. The said Terry R. Hayes died intestate on October 26, 2014, leaving Kandi E. Hayes, Ashley N. Lott, Teri R. Boerema, and Brandon C. Hayes as his sole heirs, and his estate was administered in case no. 15P44 in the Seventh Circuit Court for Davidson County Tennessee, Probate Division. The said Ashley N. Lott, AKA Ashley Nicole Lott, died intestate on July 11, 2015, leaving Alejandro R. Zelaya as her sole heir. See also Affidavits of Heirship in Instrument Number 20170303-0021300, and Instrument Number 20170303-0021301, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Kandi E. Hayes, Teri R. Boerema, Brandon C. Hayes, Heirs of the Estate of Terry R Hayes, and Kelly J Muniz, Guardian for Alejandro R. Zelaya, Heir of the estate of Ashley Nicole Lott of record in Instrument No. 20190315002371 7, Register's Office for Davidson County, Tennessee, dated March 12, 2019 and recorded on March 15, 2019.

Being also known as 1831 Bakers Grove Rd Hermitage, Tennessee 37076.

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 8th day of March, 2019.

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

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

Owner Name & Property Address:

Name: Staci Bell and Anthony Bell
Address: 1831 Bakers Grove Rd
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: New Owner
Address: 1751 Wrencrest Drive
City, State, Zip: Mt Juliet TN 37122

Tax ID: 123-00-0-08600