Karen Johnson Davidson County
Batch# 208319 DEEDWARR
03/21/2019 10:33:39 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20190321-0025714

This Instrument Prepared By and Returned To: Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No. 20191585 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 **$183,000.00**; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 15th day of March, 2019. Notary Public My Commission Expires: 5/6/19 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 15th day of March, 2019, among:

BETH HAZELWOOD, *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

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 Davidson County, Tennessee, being Lot No. 93 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, 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 fronts 60 feet on the North side of Oneida Ave, and runs back 170.3 feet on the West line, 169.6 feet on the East line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Gary E. Harrington and wife Judy A. Harrington by Warranty deed from American Consulting Corporation of record in Instrument No. 20050503-0049259 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 03, 2005.

Being the same property conveyed to Beth Hazelwood by Warranty deed from Gary E. Harrington and wife Judy A. Harrington of record in Instrument No. 20181221-0124591 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 21, 2018.

Being also known as 811 Oneida Avenue Nashville, Tennessee 37207.

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: 20190321-0025713, in the aforementioned Registers Office.

Beth Hazelwood by _____, **Attorney-in-Fact**

Beth Hazelwood

State of Tennessee
County of ~~Williamson~~ Sumner 3-13-19 JK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Victor Hazelwood**, 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 **Beth Hazelwood,** 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 13th day of March, 2019.

Janice Klitzing
Notary Public
My Commission Expires: 06-22-2021

JANICE KLITZING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 811 Oneida Avenue
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 811 Oneida Avenue
City, State, Zip: Nashville, TN 37207

Tax ID: 071-12-0-193.00