This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191611

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 **$114,000.00;** 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 21st day of March, 2019

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 209295 **DEEDWARR**
03/25/2019 09:38:06 AM 3 pgs
Fees: $18.00 Taxes: $421.80

20190325-0026558

WARRANTY DEED

THIS INDENTURE, made this 21st day of March, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

JOSHUA ELLIS AND JIM HYDE AND GEORGE A. JENNINGS

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".

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being the Easterly 34.5 feet of the Westerly 63 feet of the Northerly 75 feet of Lot No. 382 on the map of McGavock, Wetmore and Others' 2nd Addition to Nashville, called the Town of McGavock as of record in Book 21, page 41, Register's Office for said County.

Beginning at a point in the Southerly margin of Cockrill Street 141.5 Wersterly from the

West margin of 17th Avenue North running thence with the Southerly margin of Cockrill Street North 52 degrees; East 34.5 feet to a point; thence South 38 degrees East 75 feet to a point in the Northerly margin of an alley, thence with the Northerly margin of said alley South 52 degrees West 34.5 feet to a point, said point being 28.5 feet Easterly from a 16 foot alley, running thence North 38 degrees West 75 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, August 20, 1949.

Being the same property conveyed to Anthony Phillips by Special Warranty deed from Federal Home Loan Mortgage Corporation, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS") of record in Instrument No. 20090721-0068176 Register's Office for Davidson County, Tennessee, dated July 14, 2009 and recorded on July 21, 2009.
The herein described property is not now nor ever has been the principal place of residence of the Grantor or the Grantors spouse herein.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Anthony Phillips of record in Instrument No. * , Register's Office for Davidson County, Tennessee, dated Mar. 21, 2019 and recorded on Mar 25 2019. * 20190325-0026557

Being also known as 1707 Cockrill Street Nashville, Tennessee 37208.

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 19th day of March, 2019.

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

Owner Name & Property Address:

Name: Joshua Ellis, Jim Hyde, and George A. Jennings
Address: 1707 Cockrill Street
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Joshua Ellis, Jim Hyde, and George A. Jennings
Address: 4331 Setters Road
City, State, Zip: Nashville TN 37218

Tax ID: 081-15-0-225.00