This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191605 **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 **$99,000.00;** 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 29th day of March, 2019 Notary Public My Commission Expires: 5/6/19

WARRANTY DEED

THIS INDENTURE, made this 29th day of March, 2019, among:

MUSIC CITY HOLDINGS, LLC

A TEXAS LIMITED LIABILITY COMPANY

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

AND

CARLOS BLADIMIR GUZMAN

including all heirs, successors and/or assigns (the "**Grantee**")

Karen Johnson Davidson County
Batch# 211923 **DEEDWARR**
04/01/2019 09:07:41 AM 3 pgs
Fees: $18.00 Taxes: $366.30

20190401-0028951

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 in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Hickerson and Smith, Engineers, dated July 1, 1965, described as follows:

Beginning at a point in the center of Old Charlotte Pike, which is the N.W. corner of the tract conveyed to Joe A. Mann, Trustee, with full power to convey without the joinder of any beneficiary by deed from Marguerite L. Railey Weaver, a widow, of record in Book 3795, page 469, Register's Office for Davidson County, Tennessee; thence North 75 deg. 45'

E 152 feet to a point; thence North 82 deg. 30' E 238 feet to a point; thence South 17 deg. W 280 feet to a point; thence South 33 deg. W 460 feet to a point; thence North 88 deg. W 260 feet to a point; thence North 19 deg. E 607 feet to the point of beginning.

Being the same property conveyed to Neil Dismore and wife, Christina Dismore by Warranty Deed from Joel S. Duncan and Cynthia J. Duncan, Both Unmarried of record in Instrument No. 2007 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 9, 2007.

Being the same property conveyed to Les Lazarus by Substitute Trustee's Deed from Elite Title Trustee of record in Instrument No. 20190321-0025809, Register's Office for Davidson County, Tennessee, dated March 7, 2019 2019 and recorded on March 21 2019.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Les Lazarus of record in Instrument No. 20190401-0028459, Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 1, 2019.

Being also known as 8517 Old Charlotte Pike Pegram, Tennessee 37143.

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 March, 2019.

L. D. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Owner Name & Property Address:

Name: Carlos Bladimir Guzman
Address: 8517 Old Charlotte Pike
City, State, Zip: Peagram, TN 37143

Responsible Party For Taxes:

Name: Carlos Bladimir Guzman
Address: 310 Finley Drive
City, State, Zip: Nashville TN 37217

Tax ID: 112-00-0-076.00