This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191650 **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 **$149,500.00;** 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, its successors and/or assigns (the "**Grantor**")

AND

ADAM LOWE

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

Karen Johnson Davidson County
Batch# 214797 **DEEDWARR**
04/08/2019 09:25:06 AM 3 pgs
Fees: $18.00 Taxes: $553.15
20190408-0031507

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. 17 on the Plan of Nashville Industrial Corporation Subdivision of record in Plat Book 1130, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the South margin of a 50 foot roadway, at the Northeast Corner of the property conveyed to B.E. West and wife, by deed from L.L. Clark and wife; thence with the margin of said Roadway, South 50 Degrees , 07 Minutes, East 81 feet to a point; thence South 42 degrees, 53 minutes, West 815 feet, more or less, to a fence line; thence

with said fence, North 37 degrees, 17 minutes, West 81 feet, more or less, to a corner of the B.E. West Lot; thence with the east line of the same, North 42 Degrees, 53 minutes, East 795.1 feet more or less, to the point of beginning.

Being the same property conveyed to Patricia Joan Cates by Quit Claim deed from Harold Wayne Cates, Sr of record in Instrument No. 20130104-0001296 Register's Office for Davidson County, Tennessee, dated October 31, 2012 and recorded on January 04, 2013.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Patricia Joan Cates of record in Instrument No. 20190404-0030782, Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 04, 2019

Being also known as 106 Scenic View Rd 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 28th day of March, 2019.

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

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

Owner Name & Property Address:

Name: Adam Lowe
Address: 106 Scenic View Rd
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

Name: Adam Lowe
Address: 600 11th Ave N Apt 322
City, State, Zip: Nashville TN 37203

Tax ID: 044-00-0-00300