This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$155,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191667	Affiant Sworn to and subscribed before me this 15th day of April, 2019. Notary Public My Commission Expires: 07/06/2020
After Recording Return To The Above.	

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Karen Johnson Davidson County
Batch# 219472 **DEEDWARR**
04/18/2019 09:50:24 AM 3 pgs
Fees: $18.00 Taxes: $575.35

20190418-0035779

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

JENNILYN LYNCH

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC

of Davidson County, Tennessee, their trustees, executors, 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. Part of Lot No. 81 on the Plan of Subdivision of Lots 39 and 40 in the Division of B. F. Cockrill Farm of record in

Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennilyn Lynch by Executor's deed from Jennilyn Lynch and Kelly Gertschen, Co-Executrixes of the Estate of Dianne H. DeMoss of record in Instrument No. 20131115-0118320 Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on November 15, 2013.

Being also known as 5817 Mackie Place Nashville, Tennessee 37209.

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.

Jennilyn Lynch

Jennilyn Lynch

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jennilyn Lynch, 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.

Witness my hand and official seal this 15th day of April, 2019.

Adrienne P. Bowling

Notary Public
My Commission Expires: 07-06-2020

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 5817 Mackie Place
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 5817 Mackie Place
City, State, Zip: Nashville, TN 37209

Tax ID: 091-10-0-433.00

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADRIENNE P. BOWLING
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY