This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191754

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 **$320,000.00** 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 17th day of May, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 231767 **DEEDWARR**
05/20/2019 08:43:03 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00

20190520-0047043

WARRANTY DEED

THIS INDENTURE, made this 17th day of May, 2019, among:

MARTHA JEAN BENET HOLT

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

AND

MUSIC CITY HOLDINGS, LLC
A Texas limited liability company

of TN Counties 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. 2 on the Plan of Section One, Burchwood Gardens of record in Plat Book 2900, Page 16, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 115.05 feet on the Northerly side of Porter Road and extends back 201 feet on the Easterly line and 211.13 feet on the Westerly line which is a broken line, to a dead line measuring 90 feet thereon.

Being the same property conveyed to Samuel P. Holt and wife, Frances Marie Holt by Warranty deed from Gaines and Gregory Construction Company, Inc., a corporation of record in Book 2997, page 583, Register's Office for Davidson County, Tennessee, dated December 21, 1959 and recorded on December 21, 1959. Frances Marie Holt, deceased on April 4, 2003.

Being the same property conveyed to Martha Jean Benet Holt by Quitclaim deed from Samuel P. Holt of record in Instrument No. 20100309-0018217 Register's Office for Davidson County, Tennessee, dated March 08, 2010 and recorded on March 09, 2010.

Being also known as 2003 Porter Rd Nashville, Tennessee 37206.

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.

Martha Jean Benet Holt

Martha Jean Benet Holt

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Martha Jean Benet Holt, 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 May, 2019.

William H. Dorris

Notary Public
My Commission Expires: 12-7-2020

WILLIAM H. DORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-07-2020

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 2003 porter Rd
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 2003 porter Rd
City, State, Zip: Nashville, TN 37206

Tax ID: 072-16-0-040.00