**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191753

**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 **$323,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Courtney Lee
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: $1,195.10

20190520-0047044

# WARRANTY DEED

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

**MUSIC CITY HOLDINGS, LLC**

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

**AND**

**SEEMA PATEL AND JATIN PATEL**
**MARRIED**

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".

**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 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 the same property conveyed to Music City Holdings, LLC by Warranty deed from Martha Jean Benet Holt of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on _____, 2019.**

**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 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 16th day of May, 2019.

_____
Notary Public
My Commission Expires: 3-7-23

**Owner Name & Property Address:**

Name: ~~Semma~~ Seema Patel and Jatin Patel
Address: 2003 Porter Rd
City, State, Zip: Nashville, TN 37206

**Responsible Party For Taxes:**

Name: ~~Semma~~ Seema Patel and Jatin Patel
Address: 145 Lake Harbor Dr
City, State, Zip: Hendersonville, TN 37075

**Tax ID:** 072-16-0-040.00