WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 233055 DEEDWARR
05/22/2019 09:06:41 AM 2 pgs
Fees: $13.00 Taxes: $357.05

20190522-0048272

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings, LLC 214 2nd Ave. N. Ste 203 Nashville, TN 37201	NEW OWNER/SAME ADDRESS	081-06-0-212

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Fannie Starks, Administratrix of the Estate of Willie E. Majors, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Music City Holdings, LLC, a Texas limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Cumberland Gardens, Section V, of record in Book 3300, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Willie E. Majors, unmarried by Warranty Deed from Bertron D. Haywood and wife, Myrtle O. Haywood, dated July 8, 1975 and recorded July 10, 1975 of record in Book 4930, Page 941, Register's Office for Davidson County, Tennessee.

The said Willie E. Majors died intestate on 02/23/2017, leaving the said Fannie M. Starks as Administratrix of the Estate of Willie Edwards Majors as evidenced in File No. 18P1114, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1906 Salem Mason Drive, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21st day of May, 2019.

Fannie Starks

Fannie Starks, Administratrix of the Estate of Willie E. Majors

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Fannie Starks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Administratrix of the Estate of Willie Edward Majors, and being authorized to do so, executed the foregoing instrument for the purposes therein contained be signing for the Estate of Willie Edward Majors, as Administratrix.

Witness my hand and official seal, this the 21st of May, 2019.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

