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 **$135988.58** 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. 20191787	Affiant Sworn to and subscribed before me this 28th day of May, 2019. Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

WARRANTY DEED

R. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INDENTURE, made this 29th day of May, 2019, among:

HOMER R WHEATON

A SINGLE MAN

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

Karen Johnson Davidson County
Batch# 236228 **DEEDWARR**
05/30/2019 09:53:31 AM 3 pgs
Fees: $18.00 Taxes: $503.16
20190530-0051124

AND

MUSIC CITY HOLDINGS, LLC
A Texas limited liability company

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 Southerly 52 feet of Lot No. 45 on the Plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 405 fronts 52 feet on the Easterly side of 18th Avenue North, formerly Line or Salem Street and runs back 271 feet, more or less, on the Northerly line and 283 feet on the Southerly line to an alley, measuring 52 feet thereon.

Being the same property conveyed to M. W. Day, an unmarried man by Warranty deed from The Citizen Home Development Company of record in Book 2015, page 624, Register's Office for Davidson County, Tennessee, dated July 30, 1951 and recorded on August 02, 1951.

Being the same property conveyed to Rosette M. Wheaton by Last Will and Testament of M. W. Day of record in Will Book 135, Page 182, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Homer Rex Wheaton by Quitclaim deed from Rosette M. Wheaton of record in Book 10850, page 320, Register's Office for Davidson County, Tennessee, dated March 19, 1998 and recorded on March 23, 1998.

Being also known as 1616 Dr D B Todd Blvd Nashville, Tennessee 37208.

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.

Homer R Wheaton

Homer R Wheaton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Homer R Wheaton, 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 28th day of May, 2019.

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

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1616 Dr D B Todd Blvd
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1616 Dr D B Todd Blvd
City, State, Zip: Nashville, TN 37208

Tax ID: 081-15-0-195.00