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 **$161,000.00** 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. 20191772	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.	

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

WARRANTY DEED

THIS INDENTURE, made this 28th day of May, 2019, among:

ANTHONY PHILLIPS, A MARRIED MAN

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

AND

Karen Johnson Davidson County
Batch# 236283 **DEEDWARR**
05/30/2019 10:00:24 AM 3 pgs
Fees: $18.00 Taxes: $595.70
20190530-0051147

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 the Northerly 33 1/2 feet of Lot No. 201 on the Plan of D.T McGavock and Others Addition to Nashville, Known as the Addition to the Town of McGavock of record in Plat Book 21, 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.

Said part of the said Lot No. 201 fronts 33 1/2 feet on the Easterly side of 14th Avenue North and runs back between parallel lines, 170 feet to an alley

Being the same property conveyed to Anthony Phillips, married by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C of record in Instrument No. 20100816-0064545 Register's Office for Davidson County, Tennessee, dated August 12, 2010 and recorded on August 16, 2010.

The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.

Being also known as 1626 14th Ave N 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.

Anthony Phillips

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Anthony Phillips, 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 24th 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: 1626 14th Ave N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1626 14th Ave N
City, State, Zip: Nashville, TN 37208

Tax ID: 081-11-0-508.00