This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180962 **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 $50.00 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 21st day of May, 2019. Notary Public My Commission Expires: 3-7-23

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

WARRANTY DEED

THIS INDENTURE, made this 21st day of May, 2019 among:

MUSIC CITY HOLDINGS, LLC
A Texas limited liability company
of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Citi, LLC
A Tennessee 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".

Karen Johnson Davidson County
Batch# 236554 **DEEDWARR**
05/30/2019 10:13:23 AM 3 pgs
Fees: $18.00 Taxes: $0.18

20190530-0051177

A certain parcel of real estate, situate in Davidson County, Tennessee, and further described as follows:

Being the middle 1/3 feet of Lot No. 128 on the map of D. T. McGavock and others, Addition as of record in Book No. 21, page 41, Register's Office Davidson County, Tennessee;

Said part of said lot no. 128 fronts 33 1/3 feet on the Easterly side of 12th Avenue, North, and runs back between parallel lines 154 feet to an alley

Being the same property conveyed to Rev Robert Hall and wife, Rev Geneva D Hall by Warranty deed from Le Roy J Ellis III , as Executor under the Will of Olive Gertrude Smith, deceased , of record in Book 9899, Page 387, Register's Office for Davidson County, Tennessee, dated December 27, 1995 and recorded on December 27, 1995.

Rev Robert Hall and wife, Rev Geneva D Hall were married at the time they took title to the Premises and were never legally separated or divorced. Robert Hall died on or about May 20, 2015 leaving Rev Geneva D Hall as the surviving tenant-by-the-entireties.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Rev Geneva D Hall, of record instrument number 20190530-0051176 **, Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on** 5/30/19 **.**

Being also known as 1612 Twelfth Avenue North 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 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 21st 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: Citi, LLC
Address: 1616 Dr D B Todd Jr Blvd
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Citi, LLC
Address: 5700 W 112th Suite 200
City, State, Zip: Overland Park KS 66211

Tax ID: ~~081-11-0-552.00~~
081-11-0-551.00