This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191715 **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 **$167,500.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Courtney Fitts Affiant Sworn to and subscribed before me this 17th day of May, 2019 Notary Public My Commission Expires: 3-7-23

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

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

HANCOCK INVESTMENT PROPERTIES, LLC

A Tennessee limited liability company

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".

Karen Johnson Davidson County
Batch# 236568 **DEEDWARR**
05/30/2019 10:23:45 AM 4 pgs
Fees: $23.00 Taxes: $619.75

20190530-0051198

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of John Trimble's Homestead Plan of Lots of record in Plat Book 57, Page 53, 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 western one half of Lot 26 fronts 25 feet on the Northerly side of Tennessee, now Shepard Street, and extends back Northerly between lines about 172 feet on its Easterly line and 128.6 feet on its Westerly line to an alley in the rear.

Being the same property conveyed to Keith R. Sales, unmarried by Warranty deed from Metropolitan Development and Housing Agency of record in Instrument No. 200008110079818 Register's Office for Davidson County, Tennessee, dated August 03, 2000 and recorded on August 11, 2000 and Re-Recorded as Instrument No. 20000915-0091974.

Being also known as 40 Shepard St Nashville, Tennessee 37210.

And

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 25 on the Plan of John Trimble's Homestead Addition, as of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee.

Said part of Lot 25 fronts 25 feet on the Northerly side of Date, formerly Shepherd or Tennessee, Street, and runs back 129.9 feet, more or less on the westerly line and 128.6 feet on the easterly line, to an alley, measuring 25 feet thereon.

Tennessee, now Shepard Street, and extends back Northerly between lines about 172 feet on its Easterly line and 128.6 feet on its Westerly line to an alley in the rear.

Being the same property conveyed to Keith R. Sales, unmarried by Corrected Deed from Metropolitan Development and Housing Agency of record in Instrument No. 20190528-0049795 Register's Office for Davidson County, Tennessee, dated May 14, 2019 and recorded on May 28, 2019
Keith R Sales have died on June 22, 2018 leaving Keitha Sales and Keshawna Sales.

Being also known as 38 Shepard St Nashville, Tennessee 37210.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Keitha Sales and Keshawna Sales, of record in Instrument No. 20190528-0049796, Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 28,2019.

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.

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

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

Owner Name & Property Address:

Name: Hancock Investments Properties LLC
Address: 40 Shepard St
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Hancock Investments Properties LLC
Address: 101 Donnawood Ct
City, State, Zip: Hendersonville TN 37075

Tax ID: 105-04-0-395.00

and Tax ID: 105-04-0-116.00