This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191851 **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 **$92,000.00** 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 7th day of June, 2019. Notary Public My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 240715 DEEDWARR
06/10/2019 08:24:22 AM 3 pgs
Fees: $18.00 Taxes: $340.40

20190610-0054989

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 7th day of June, 2019, among:

SHANNON KERSTETTER KNA SHANNON GRAVES,

A SINGLE WOMAN

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

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 Lot No. 35 on the Plan of Section 6, Apache Hills of record in Plat Book 5200, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Kerstetter and wife, Shannon Kerstetter by Warranty deed from Krista Alley, unmarried of record in Instrument No. 20020904-0106923 Register's Office for Davidson County, Tennessee, dated August 30, 2002 and recorded on September 04, 2002, Re-recorded in Instrument No. 20021126-0146583 and Corrected in Instrument No. 20021202-0147695.

Being the same property conveyed to Michael Kerstetter by Quitclaim deed from Shannon Kerstetter of record in Instrument No. 20070123-0009396 Register's Office for Davidson County, Tennessee, dated August 30, 2006 and recorded on January 23, 2007.

Being the same property conveyed to Shannon Graves by Quitclaim deed from Michael Kerstetter of record in Instrument No. 20160810-0083019 Register's Office for Davidson County, Tennessee, dated October 30, 2013 and recorded on August 10, 2016.

Being also known as 233 Clipper Court, Nashville, Tennessee 37211.

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.

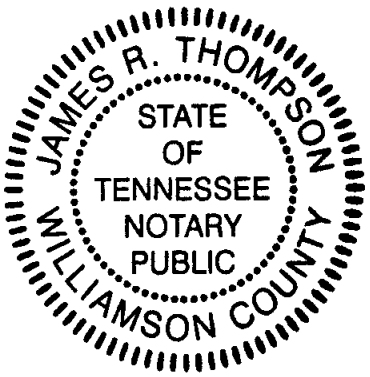
IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Shannon Graves

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Shannon Graves, 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 7th day of June, 2019.



Notary Public
My Commission Expires: 6-26-21

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 233 Clipper Court
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 233 Clipper Court
City, State, Zip: Nashville, TN 37211

Tax ID: 148-15-0-229.00