This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191794

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 **$155,000.00** 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 24th day of June, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 249551 DEEDWARR
06/27/2019 10:06:27 AM 3 pgs
Fees: $18.00 Taxes: $573.50

20190627-0062340

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

WARRANTY DEED

THIS INDENTURE, made this 24th day of June, 2019, among:

GINGER BROOKS

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".

Certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 on the unrecorded Plan of Mollie Buchanan's Subdivision of Mills Property, which was a part of Lot No. 60 on the Plan of Brownsville Plan, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, and

described according to a copy of a survey made by Erle Drake, County Surveyor, dated April 22, 1935, as follows:

Beginning at a point in the North margin of Creighton Avenue at the corner of lots 5 and 6, being 240 feet West of the margin of Riverside Drive; thence Northerly parallel with Riverside Drive and along the line between Lots 5 and 6, 200 feet to a point in the South line of Lot No. 3; thence with the line of said Lot No. 3, Westerly 50 feet to the East line of Lot No. 7; thence with the line between Lots Nos. 6 and 7, Southerly 200 feet to the North margin of Creighton Avenue; thence with the margin of the same, Easterly 50 feet to a point beginning.

Being the same property conveyed to Charles W. Gann and wife, Linda Gann, as tenants by the entirety by Quit-Claim deed from Charles W. Gann, surviving tenant by the entirety of record in Book 11760, page 982, Register's Office for Davidson County, Tennessee, dated November 23, 1999 and recorded on November 30, 1999.

Being the same property conveyed to Charles Gann by Quitclaim deed from Linda Gann of record in Instrument No. 20070124-0009785, Register's Office for Davidson County, Tennessee, dated January 16, 2007 and recorded on January 24, 2007.

Being the same property conveyed to Ginger Brooks by Quitclaim deed from Charles W. Gann of record in Instrument No. 20170627-0064495 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 27, 2017.

Being also known as 2110 Creighton Ave Nashville, Tennessee 37206.

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.

Ginger Brooks

Ginger Brooks

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Ginger Brooks, 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 June, 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: 2110 Creighton Ave
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 2110 Creighton Ave
City, State, Zip: Nashville, TN 37206

Tax ID: 083-03-0-116.00