THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520853** Karen Johnson Davidson County Batch# 251010 DEEDWARR 07/01/2019 12:41:45 PM 2 pgs Fees: $13.00 Taxes: $1,110.00 20190701-0063738	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2019. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Music City Holdings, LLC 4600 Fuller Drive Ste. 200 Irving, TX 75038	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-11-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John A. Bruno, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Music City Holdings, LLC, a Texas limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page (s) 12 through 14, inclusive, 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 lot fronts 99.12 feet on the easterly side of easterly side of Vaughn's Gap Road and runs back 153.8 feet on the north line and 151.37 feet on the south line to a dead line in the rear on which it measures 96.04 feet.

Being the same property conveyed to John A. Bruno by Executor's Quitclaim deed from John A. Bruno, executor of the Estate of Evangeline T. Bruno of record in Instrument No. 20190304-0019598 Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on March 04, 2019.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page (s) 12 through 14, inclusive, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3466, Page 89, Book 3534, Page 128, Book 3577, Page 511, Book 3702, Page 465, and Book 3770, Page 81, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 86 Vaughns Gap Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2019.

John A. Bruno

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John A. Bruno, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2019.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

