This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191898

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 **$289,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of June, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 251799 **DEEDWARR**
07/02/2019 10:54:44 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30

20190702-0064453

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

WARRANTY DEED

THIS INDENTURE, made this 28th day of June, 2019, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

KNIGHT AND WHITE 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".

Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of West Meade Hills, Section 3, of record in Book 3300, Page 8, 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 No. 78 fronts 205 feet on the westerly side of Rodney Drive, and extends back 162.05 feet on the southerly line and 269.6 feet on the northerly line to a dead line, measuring 228.15 feet.

Being the same property conveyed to William Baty and wife, Mildred B. Baty by Warranty deed from Richard Eimas and wife, Joan D. Eimas of record in Book 4626, page 38, Register's Office for Davidson County, Tennessee, dated July 28, 1972 and recorded on August 8, 1972.
Mildred B. Baty having since died predeceasing William Baty.
William Baty having since died on May 29, 2011, leaving a Last Will and Testament filed in the Seventh Circuit Court Probate Division for Davidson County at Nashville, Tennessee, Docket No. 11P-929.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Estate of William Baty recorded on June 28,2019 in instrument no 20190628-0063285 at the Davidson County Register of deeds at Nashville, Tennessee

Being also known as 891 Rodney Dr. Nashville, Tennessee 37205.

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: _____

Wyatt Tiffany, It's Authorized Signatory

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** 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 ***Authorized Signatory*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized Signatory*** 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 ***Authorized Signatory***.

Witness my hand and official seal this 27th 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: Knight and White Properties, LLC
Address: 891 Rodney Dr
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: Knight and White Properties, LLC
Address: 2303 21st Ave South
City, State, Zip: Nashville TN 37212

Tax ID: 115-05-0-004.00