This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$205,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191657	Affiant Sworn to and subscribed before me this 28th day of June, 2019 Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

WARRANTY DEED

R. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

JDS INVESTMENT GROUP, LLC
A TENNESSEE LIMITED LIABILTY COMPANY

including all heirs, successors and/or assigns (the "**Grantee**")

Karen Johnson Davidson County
Batch# 255215 **DEEDWARR**
07/11/2019 09:54:34 AM 3 pgs
Fees: $18.00 Taxes: $758.50

20190711-0067587

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, Block A on the Plan of Woodbine Courts of record in Plat Book 1130, Page 39, 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 Frederick S. Schaefer, unmarried by Warranty deed from Richard L. Smathers and wife, C. Elizabeth Smathers of record in Instrument No. 19991210-0301836 Register's Office for Davidson County, Tennessee, dated December 09,

1999 and recorded on February 10, 1999.

Frederick S. Schaefer having since died on February 17,2019 leaving Amy Spencer Anthony as heir in law and Administrator of the estate of Frederick S. Schaefer. The said Amy Spencer Anthony filed for protection in the U.S. Bankruptcy Court, Middle District of Tennessee, under Case Number 31-00656-MH-7on February 4, 2019 and Jeanne Ann Burton was appointed as Chapter 7 trustee.

Being the same property conveyed to Music City Holdings, LLC by Trustee deed from Amy Spencer Anthony as heir in law and Administrator of the estate of Frederick S. Schaefer and Jeanne Ann Burton as Chapter 7 trustee. of record in Instrument No. _____, Register's office for Davidson County, Tennessee, dated 6.28, 2019 and recorded on 7.11, 2019.

 # 20190711-0067586

Being also known as 3002 Simmons Avenue 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 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 27th day of June, 2019.

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

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

Owner Name & Property Address:

Name: JDS Investment Group, LLC
Address: 3002 Simmons Avenue
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: JDS Investment Group, LLC
Address: 1737 OAKWOOD LN.
City, State, Zip: Joliet IL 60433

Tax ID: 119-14-0-111.00