This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191950 **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 **$176,000.00**; 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 11th day of July, 2019 Notary Public My Commission Expires: 3-7-23

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

WARRANTY DEED

THIS INDENTURE, made this 11th day of July, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

WILLIAM D HADLEY JR

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

Karen Johnson Davidson County
Batch# 256653 **DEEDWARR**
07/15/2019 09:05:14 AM 3 pgs
Fees: $18.00 Taxes: $651.20

20190715-0068574

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. 58 on the Plan of George Shield's Second Addition to North Nashville of record in Plat Book 57, Page 146, 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 Lee Potter and wife, Anne P. Potter by Warranty Deed from Tommie Y. Shaw, unmarried being one and the same person as Tommie Yowell Shaw of record in Book 5084, Page 488, Register's Office for Davidson County, Tennessee, dated October 29, 1976 and recorded on November 03, 1976.

Being the same property conveyed to Josh Hellmer by Waiver and Quitclaim deed from Anne P. Potter (also known as Ann P. Potter, Ann Pointer, Annie Pointer, Annie P. Potter, Katie Anne Pointer, Katie Anne Potter or Ann Pointer Potter) of record in Instrument No. 20190625-0061681 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on June 25, 2019. By Probate Court Order the decedent's interest in real estate shall be and is hereby brought back into the estate to be sold by the Personal Representative. The Personal Representative, Raymond Potter shall be and is hereby authorized to execute any and all documents necessary to complete closing of the sale.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Richard Potter, Personal Representative of the Estate of Lee Potter of record in Instrument No. 20190711-0067728 Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 11, 2019. also
Being the same property conveyed to Music City Holdings, LLC by Quit Claim Deed from Josh Hellmer of record in Instrument No. 20190711-0067729 Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 11, 2019.

Being also known as 1715 Seifried St Nashville, Tennessee 37208.

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 9th day of July, 2019.

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

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

Owner Name & Property Address:

Name: William D Hadley JR
Address: 1715 Seifried St
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: William D Hadley JR
Address: 2080 Madison Street
City, State, Zip: Clarksville TN 37043

Tax ID: 081-06-0-435.00