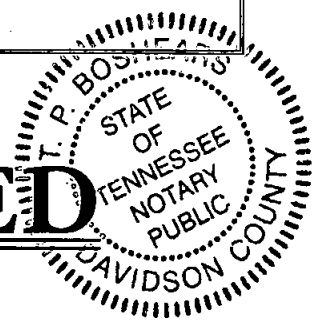
This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$131,000.00**; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No. 20191933	Affiant Sworn to and subscribed before me this 11th day of July, 2019. Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	



WARRANTY DEED

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

CALEB DONNELL JONES, *by and through its duly appointed attorney-in-fact,* of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Karen Johnson Davidson County
Batch# 258447 **DEEDWARR**
07/18/2019 09:26:42 AM 3 pgs
Fees: $18.00 Taxes: $484.70
20190718-0070248

Music City Holdings, LLC
A Texas limited liability company

of Davidson County, Tennessee, 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 13th formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 9 on the map of J. J. Hazapfels Subdivision, Bordeaux. Tennessee, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2,1949, as follows:

Beginning on the Northerly margin of Elizabeth Road, formerly Elizabeth Street, at a point

100 feet East of the property conveyed to Frank Dye and wife, by deed from J.J. Holzapfels and wife, of record in Book 1584, page 528, Register's Office for said County. being the corner of Lots 9 and 10; thence with the line between said two lots Northerly 156.15 feet to the Southerly line of R. Walter Cundall' s property; thence with said line Easterly 100 feet to the corner of Lots 8 and 9; thence with the line between said two lots Southwardly 156.15 feet to the Northerly margin of Elizabeth Road formerly Elizabeth Street; thence with said Road Westerly 100 feet to the beginning.

Being the same property conveyed to Marcia S. Jones, unmarried by Special Warranty deed from U.S. Bank. N.A., in its capacity as Trustee for the registered holders of Home Equity Asset Trust 2005-7, Home Equity Pass-Through Certificates, Series 2005-7 of record in Instrument No. 20150813-0081174 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 13, 2015.

Being the same property conveyed to Caleb Donnell Jones, unmarried by Quitclaim deed from Marcia S. Jones, unmarried of record in Instrument No. 20170928-0099336 Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on September 28, 2017.

Being also known as 1605 Elizabeth Rd Nashville, Tennessee 37218.

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 by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Insttrument: 20170928-0099337, in the aforementioned Registers Office.

Caleb D. Jones by Marcus D. Jones, Attorney-in-Fact

Caleb Donnell Jones by Marcus D. Jones

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Marcus D Jones**, 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, and who further acknowledged that such person is the attorney-in-fact of **Caleb Donnell Jones**, the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 11 day of July, 2019.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1605 Elizabeth Rd
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1605 Elizabeth Rd
City, State, Zip: Nashville, TN 37218

Tax ID: 069-16-0-064.00