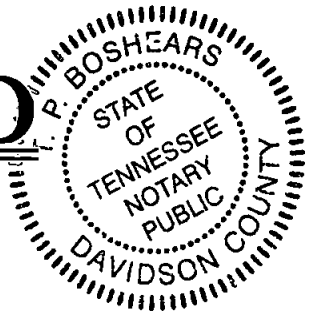
This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191947 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$137,000.00**; 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

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

Karen Johnson Davidson County
Batch# 258447 **DEEDWARR**
07/18/2019 09:26:42 AM 3 pgs
Fees: $18.00 Taxes: $506.90

20190718-0070249

KNIGHT & 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 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 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 the same property conveyed to Music City Holdings, LLC by Warranty deed from Caleb Donnell Jones, unmarried of record in Instrument No. 20190718-0070248 **Register's Office for Davidson County, Tennessee, dated** 7.11.19 **and recorded on** 7.18.19 **.**

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 10th 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: Knight & White Properties, LLC
Address: 1605 Elizabeth Rd
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

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

Tax ID: 069-16-0-064.00