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 **$288,000.00**; 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. 20191839	Affiant Sworn to and subscribed before me this 3rd day of July, 2019 Notary Public My Commission Expires 3-7-23
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 3rd day of July, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

RACHEL R. MORALES AND VERSENA C. COLEMAN

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 the South 1/2 of Lot No 17 on the Map of Minnie E. Martins Subdivision, of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on the Westerly side of Riverside Drive and runs back between parallel lines, along the Northerly margin of Carter Street, 105 feet to a 12 foot alley in the rear.

Karen Johnson Davidson County
Batch# 258516 DEEDWARR
07/18/2019 10:16:00 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60

20190718-0070333

Being the same property conveyed to James Mark Brakebill, unmarried by Warranty deed from The Marvin W. Stansell Family limited partnership, a Tennessee Limited Partnership of record in Book 10313, page 114, Register's Office for Davidson County, Tennessee, dated January 03, 1997 and recorded on January 07, 1997.

Being the same property conveyed to Nancy Herndon and Diane Canady by Quitclaim deed from Nancy Herndon and Diane Canady, the heirs at law of James Mark Brakebill of record in Instrument No. 20190502-0040833 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 02, 2019.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Nancy Herndon and Diane Canady record in Instrument No. 20190718-0070332 **Register's Office for Davidson County, Tennessee, dated** 7.3**, 2019 and recorded on** 7.18 **2019.**

Being also known as 1300 Riverside Dr Nashville, Tennessee 37206.

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 26th 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:
Rachel R morales & Versena C. Coleman
Name: ~~Anesre'v Investments LLC~~
Address: 1300 Riverside Dr
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:
Rachel R morales & Versena C. Coleman
Name: ~~Anesre'v Investments LLC~~
Address: 605 Primrose Lane
City, State, Zip: Rockwall Tx 75032

Tax ID: 083-03-0-136.00