Karen Johnson Davidson County
Batch# 262174 DEEDWARR
07/25/2019 10:41:07 AM 6 pgs
Fees: $33.00 Taxes: $643.80
20190725-0073124

This Instrument Prepared By and Returned To: Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No. 20191918 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 $174,000.00; which is equal to or greater than the amount 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 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

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

BETTY GAYLE POWERS AND JANET SPEARS AND THOMAS WENDELL YOUNG, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

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 Davidson County, Tennessee, being Lot No. 76 on the Plan of E. B. Craig's Subdivision of record in Plat Book 894, Page (s) 640 and 641, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 50 feet on the Easterly side of Burrus Street and extends back 147 feet 6 inches on the Northerly line, and 146 feet 6 inches on the Southerly line to the Westerly line of Lot 63, measuring 50 feet, more or less thereon.

Being the same property conveyed to Thomas H. Young and wife, Irma J. Young by Installment deed from James M. Allen and wife, Ruth Lee Dobson Allen of record in Book 4759, page 855, Register's Office for Davidson County, Tennessee, dated October 29, 1973 and recorded on October 30, 1973.

Thomas H. Young having since died on March 22, 1984, death certificate attached as Exhibit A. Irma J. Young having since died January 3, 2019 death certificate attached as Exhibit B. leaving Betty Gayle Powers, Janet Spears and Thomas Wendell Young as her heirs as stated in Last Will and Testament as Exhibit C.

Being also known as 3712 Burrus St Nashville, Tennessee 37216.

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: 20190725-0073123, in the aforementioned Registers Office.

Betty Gayle Powers by Lorie Pirtle, Attorney-in-Fact

Betty Gayle Powers **Lorie Pirtle**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Lorie Pirtle** , 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 **Betty Gayle Powers,** 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 11th day of July, 2019.

Adrienne P. Bowling
Notary Public
My Commission Expires: 07-06-2020

ADRIENNE P. BOWLING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

ADRIENNE P. BOWLING NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

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: 20190715-0073122, in the aforementioned Registers Office.

Janet Spears

Janet Spears

Thomas Wendell Young by Janet Spears **Attorney-in-Fact**

Thomas Wendell Young **Janet Spears**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Janet Spears**, 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 signing individually and as the attorney-in-fact of **Thomas Wendell Young,** 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 11th day of July, 2019.

Adrienne P. Bowling

Notary Public
My Commission Expires: 07-06-2020

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 3712 Burrus St
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3712 Burrus St
City, State, Zip: Nashville, TN 37216

Tax ID: 072-02-0-088.00





Metropolitan Government of Nashville and Davidson County

Richard H. Fulton, Mayor

J. M. BISTOWISH, M.D., REGISTRAR
METROPOLITAN NASHVILLE
AND DAVIDSON COUNTY

MAR 30 1984

J. M. Bistowish M.D.

METROPOLITAN HEALTH DEPARTMENT
311 23rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37203
(615) 327-9313

This is to certify that this is a true and correct copy of the record filed with the Tennessee Department of Public Health, Vital Records, by the Metropolitan Health Department of Nashville and Davidson County.

This is valid only when the seal of the Metropolitan Health Department of Nashville and Davidson County is affixed.

CERTIFICATE OF DEATH

TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT
VITAL RECORDS

8401399

THIS BECOMES A LEGAL RECORD WHEN PROPERLY EXECUTED AND FILED.

TYPE OR PRINT IN PERMANENT BLACK INK.

BIRTH NO. _____ STATE FILE NO. _____

DECEASED

1. DECEASED—NAME: Thomas Heflin Young
2. DATE OF DEATH: March 22, 1984
3a. AGE—LAST BIRTHDAY: 62
3b. UNDER 1 YEAR: MOS. / DAYS
3c. UNDER 1 DAY: HOURS / MINS.
4. DATE OF BIRTH: January 28, 1922
5. RACE: W
5a. ORIGIN OR DESCENT: ITALIAN, MEXICAN, GERMAN, ETC.
6. SEX: Male
7a. COUNTY OF DEATH: Davidson
7b. CITY, TOWN OR LOCATION: Nashville
7c. INSIDE CITY LIMITS: Yes
7d. HOSPITAL OR OTHER INSTITUTION—NAME: Edgefield
7e. IF HOSP., OR INST., INDICATE DOA, OP, OBS, RES, NURSING HOME: DOA
8. STATE OF BIRTH: Alabama
9. CITIZEN OF WHAT COUNTRY: USA
10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED: Married
11. SURVIVING SPOUSE: Irma Jeanette Birdsong
12a. SOCIAL SECURITY NUMBER: -8565
12b. SERVICE IN ARMED FORCES: Yes
13a. USUAL OCCUPATION: Barber
13b. KIND OF BUSINESS OR INDUSTRY:

USUAL RESIDENCE WHERE DECEASED LIVED. IF DEATH OCCURRED IN INSTITUTION, GIVE RESIDENCE BEFORE ADMISSION.

14a. RESIDENCE—STATE: Tennessee
14b. COUNTY: Davidson
14c. CITY, TOWN, OR LOCATION: Nashville
14d. STREET AND NUMBER: 3712 Burrus Ave
14e. INSIDE CITY LIMITS: Yes
14f. CENSUS TRACT NO.:

PARENTS AND INFORMANT

15. FATHER—NAME: Edward Claton Young
16. MOTHER—MAIDEN NAME: Mattie Lou Lock
17. INFORMANT—NAME: Irma Young, Same
MAILING ADDRESS:

PERMIT REQUIRED PRIOR TO TRANSPORTATION OF BODY BY COMMON CARRIER OR REMOVAL FROM STATE.

DISPOSITION

18a. BURIAL, CREMATION, REMOVAL, OTHER (SPECIFY): Burial
18b. DATE: 3-23-84
18c. CEMETERY OR CREMATORY—NAME: National
18d. LOCATION—CITY OR TOWN, STATE: Madison, Tennessee
19a. FUNERAL DIRECTOR (SIGNATURE): Garner Robinson
19b. LICENSE NO.: 347
19c. EMBALMER: J.R. Bass
19d. LICENSE NO.: 2947
20. FUNERAL HOME—NAME AND ADDRESS: Phillips-Robinson Co., Nashville, Tn
21. REGISTRAR—SIGNATURE: Esther D. Groh
DATE RECEIVED BY LOCAL REGISTRAR: Mar 30 1984

CERTIFIER

22a. PHYSICIAN—I CERTIFY THAT THE DEATH OCCURRED AT THE PLACE, ON THE DATE, AND DUE TO THE CAUSE(S) STATED. SIGNATURE: _____ DEGREE: _____
22b. DATE SIGNED: _____
23a. MEDICAL EXAMINER—ON THE BASIS OF THE EXAMINATION OF THE BODY AND/OR THE INVESTIGATION, DEATH OCCURRED ON THE DATE AND DUE TO THE CAUSE(S) STATED. SIGNATURE: T. E. Simpkins MD TITLE: _____
23b. DATE SIGNED: 3-26-84

IF DEATH NOT ATTENDED BY PHYSICIAN, AUTHORIZED OFFICIAL SIGN HERE. ANY PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFICATION WITHIN 48 HOURS. POWER OF SIGNATURE CANNOT BE DELEGATED.

24a. CERTIFIER—NAME (TYPE OR PRINT): T. E. Simpkins, M.D.
24b. MAILING ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP): 1120 Dickerson Road, Nashville, TN 37207

CAUSE

25. PART I. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).)
(a) IMMEDIATE CAUSE: Metastatic Carcinoma
(b) DUE TO, OR AS A CONSEQUENCE OF: Ca. Lung
(c)
CONDITIONS, IF ANY, WHICH GAVE RISE TO IMMEDIATE CAUSE (a) STATING THE UNDERLYING CAUSE LAST
INTERVAL BETWEEN ONSET AND DEATH:

PART II. OTHER SIGNIFICANT CONDITIONS: CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN PART I (a)

26. AUTOPSY (YES OR NO): No

27a. ACCIDENT, SUICIDE, HOMICIDE, OR UNDETERMINED (SPECIFY)
27b. DATE OF INJURY (MONTH, DAY, YEAR)
27c. HOUR
27d. DESCRIBE HOW INJURY OCCURRED
27e. INJURY AT WORK (SPECIFY YES OR NO)
27f. PLACE OF INJURY (AT HOME, FARM, STREET, FACTORY, OFFICE BLDG. ETC. (SPECIFY))
27g. LOCATION—STREET OR R.F.D. NO., CITY OR TOWN, STATE

PH-1659
Rev. 9/81 CHC

202-06-002

TN Code

Appendix G Heflin

EXHIBIT 3

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 000320

DECEDENT

1. DECEDENT'S LEGAL NAME				2. SEX	3. DATE OF DEATH
IRMA JEANETTE YOUNG				FEMALE	01/03/2019

4. TIME OF DEATH (Approx.)	5a. AGE	5b. UNDER 1 YEAR Months	Days	5c. UNDER 1 DAY Hours	Minutes	6. DATE OF BIRTH	7. BIRTHPLACE
10:04 AM	94					10/16/1924	ATHENS, AL

8a. PLACE OF DEATH: DECEDENT'S HOME

8b. FACILITY NAME	8c. CITY OR TOWN	8d. COUNTY OF DEATH
3712 BURRUS STREET	NASHVILLE	DAVIDSON

9. MARITAL STATUS	10. SURVIVING SPOUSE (name prior to first marriage)	11a. DECEDENT'S USUAL OCCUPATION	11b. KIND OF BUSINESS/INDUSTRY
WIDOWED		SONGWRITER	GIBSON GUITAR

12. SOCIAL SECURITY NUMBER	13a. RESIDENCE-STATE OR FOREIGN COUNTRY	13b. COUNTY	13c. CITY OR TOWN
418-30-3367	TENNESSEE	DAVIDSON	NASHVILLE

13d. STREET AND NUMBER	13e. INSIDE CITY LIMITS?	13f. ZIP CODE	14. WAS DECEDENT EVER IN US ARMED FORCES?
3712 BURRUS STREET	YES	37216	NO

15. DECEDENT'S EDUCATION	16. DECEDENT OF HISPANIC ORIGIN?	17. DECEDENT'S RACE
6TH GRADE OR LESS	NO, NOT SPANISH/HISPANIC/LATINO	WHITE

PARENTS

18. FATHER'S NAME	19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE
BOBBY LEE BIRDSONG	WINNIE MELINDA ANN BROADWAY

20a. INFORMANT'S NAME	20b. RELATIONSHIP TO DECEDENT	20c. MAILING ADDRESS
THOMAS W. YOUNG	SON	3712 BURRUS STREET, NASHVILLE, TN 37216

DISPOSITION

21a. METHOD OF DISPOSITION	21b. PLACE OF DISPOSITION	21c. LOCATION
BURIAL	NASHVILLE NATIONAL CEMETERY	NASHVILLE, TN

22a. SIGNATURE OF FUNERAL DIRECTOR	22b. LICENSE NUMBER	22c. SIGNATURE OF EMBALMER	22d. LICENSE NUMBER
/e/ RACHEL M. KNOTT	5775	/e/ T. ADAM RODGERS	4622

23a. NAME AND ADDRESS OF FUNERAL HOME	23b. LICENSE NUMBER
PHILLIPS-ROBINSON FUNERAL HOME, 2707 GALLATIN PIKE, NASHVILLE, TN 37216	331

REGISTRAR

24. REGISTRAR'S SIGNATURE	25. DATE FILED
/e/ EDWARD G. BISHOP III	01/08/2019

CERTIFIER

26. CERTIFIER

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS

27a. CERTIFIER	27b. LICENSE NUMBER	27c. DATE SIGNED
/e/ LAURA THARPE	048448	01/07/2019

27d. NAME AND ADDRESS: LAURA THARPE 1718 PATTERSON STREET, NASHVILLE, TN 37203

MEDICAL CERTIFICATION

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. METASTATIC LUNG CANCER, UNKNOWN HISTOLOGY	
	DUE TO (OR A CONSEQUENCE OF) b.	
	DUE TO (OR A CONSEQUENCE OF) c.	
	DUE TO (OR A CONSEQUENCE OF) d.	

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. WAS AN AUTOPSY PERFORMED? NO

29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

30. MANNER OF DEATH	31. DID TOBACCO USE CONTRIBUTE TO DEATH?	32. IF FEMALE,
NATURAL	NO	NOT PREGNANT WITHIN PAST YEAR

33. IF TRANSPORTATION INJURY, SPECIFY:	34a. DATE OF INJURY	34b. TIME OF INJURY	34c. INJURY AT WORK?	34d. PLACE OF INJURY

34e. DESCRIBE HOW INJURY OCCURRED

34f. LOCATION OF INJURY

PH-1659 (Rev. 8/2017) RDA 10112

10610100

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

JAN 08 2019

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Edward G. Bishop III
State Registrar

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

10610100
Date Issued

CERTIFICATION OF VITAL RECORD

EXHIBIT C

LAST WILL AND TESTAMENT
OF
IRMA JEANETTE YOUNG

I, Irma Jeanette Young, a resident of Davidson County, Nashville, Tennessee, 3712 Burrus Street, 37216, being of sound mind and despairing memory, and above the age of twenty-one years, do hereby make and publish this my Last Will and Testament on this date, October 30, 2009, which revokes any and all former Wills made by me.

Item 1. It is my desire and hereby direct that all of my just debts be paid by my Executors, Betty Gayle Powers and Janet Spears, as soon after my death as is convenient.

Item 2. I desire that all my property go to my two daughters, Betty Gayle Powers and Janet Spears, and my son, Thomas Wendell Young, for their dwelling as long as they live, and that no person alone can break this Will. All three children must be in agreement, with the understanding that if one of my children should die, that their children would then each receive their portion.

Betty Gayle Powers and Janet Spears are the Executors, without any order from the Court. They shall not be required to make any bond or file any inventory of The Estate in any Court for their action in premises.

Item 3. Furthermore, I, Irma Jeanette Young, as a song writer and recording artist of Gospel Songs, Christmas Songs, and Country Songs, wish that all revenues from said ventures also go to my three children, stated above, to include record sales, radio plays, internet downloads and sales, television, satellite broadcasting, movie background, and payments due me by Broadcast Music, Inc. (BMI) and CD Baby. In closing, I must mention that all the songs that I recorded and wrote in my lifetime have been recorded on my own record label, HolyWind Records, and published in my own publishing company, HolyWind Music, International Copyrights secured, all rights reserved.

I, Irma Jeanette Young declare the statements contained in this instrument and in the presence of two subscribed witnesses, who attest to this, to be my Last Will and Testament.

Irma Jeanette Young — Irma Jeanette Young — 11-1-09
Irma Jeanette Young — Date

Hal Willis — 11/1/09
Witness — Date

Arnold White — 11-1-09
Witness — Date

For the State of Tennessee, County of Davidson, on this date, October 30, 2009, before me, Emma D. White, a Notary Public, personally appeared Irma Jeanette Young, to be the person whose name is subscribed to this Last Will and Testament.

Notary Public, County of Davidson, State of Tennessee. My commission expires September 3, 2012.

EMMA D. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY