THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1985
Parcel ID: 071-15-0-398

Property Address:
1211 Meridian Street, Nashville, TN 37207

Karen Johnson Davidson County
Batch# 265118 DEEDWARR
08/01/2019 10:08:48 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20190801-0075935

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Music City Holdings LLC
214 2nd Ave N, Ste 203
Nashville, TN 37201

Address of New Owner:
Music City Holdings LLC
214 2nd Ave N Ste 203
Nashville, TN 37201

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **CHARLES H. McKINNEY, INDIVIDUALLY AND ADMINISTRATOR of THE ESTATE OF WILLIAM E. McKINNEY,DECEASED,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **Music City Holdings LLC, a Texas Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Crutcher's Subdivision of the part of the Lucy H. Lindsley property, of record in Book 161 Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM E. McKINNEY by Deed dated November 20, 2018 from CHARLES M. CUMMINGS and wife JUDY D. CUMMINGS, recorded December 7, 2018, in Book 5634, Page 273, in the Official Records of Davidson County, Tennessee. Being the same property devised to CHARLES H. MCKINNEY as his heir at law pursuant to the Peition to Administer Estate of WILLIAM EDWARD MCKINNEY, admited to probate in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 18P1698.

This is improved property known as, 1211 Meridian Street, Nashville, TN 37207.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 161, page 129, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 30th day of July, 2019.

ESTATE OF WILLIAM E. McKINNEY

By: _____
CHARLES H. McKINNEY, Individually and Administrator of The Estate of William E. McKinney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state, the within named CHARLES H. McKINNEY, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that himself to be the ADMINISTRATOR of the Estate of WILLIAM E. MCKINNEY the within named bargainor, and that he as such ADMINISTRATOR, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate as ADMINISTRATOR, respectively.

WITNESS my hand and official seal this 30th day of July, 2019.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CHARLES H. McKINNEY, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30th day of July, 2019.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $220,000.00.

_____
Affiant

SWORN TO and subscribed before me on this 30th day of July, 2019.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 2-4-23