Name and Address of New Owner:
Music City Holdings, LLC a Texas Limited Liability Company

Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 265201 DEEDWARR
08/01/2019 11:22:18 AM 2 pgs
Fees: $13.00 Taxes: $711.68
20190801-0076053

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-07-0-03800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul Edward Ford, Jr., Married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings, LLC a Texas Limited Liability Company LLC, a Limited Liability Company** , "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 30 on the Map of L.A. Warren's Resubdivision of Block "C" of the R.M. Dudley's Subdivision, as of record in Book 843, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the North side of Kirkland Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Paul Edward Ford, Jr., an unmarried person by Quitclaim Deed from Paul Edward Ford, Jr., sole heir at law of Paul Edward Ford, Sr., recorded on July 23, 2017, and of record in Instrument No. 20180723-0071594, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul E. Ford and wife, Bobbie J. Ford by Warranty Deed from Forrest W. Larkin and wife, Florence H. Larkin, dated June 26, 1956, and recorded June 28, 1956, at Book 2544, Page 81, in the Register's Office for Davidson County, Tennessee.

Bobbie J. Ford died on June 26, 2007, leaving Paul E. Ford (Sr.) as surviving tenant by the entirety.

Paul E. Ford (Sr.) died intestate on December 12, 2011, leaving his only son, Paul E. Ford, Jr. as his sole heir at law. Affidavit of heirship and Inheritance Tax Release from Tennessee Department of Revenue, regarding Paul E Ford, Sr. are attached to the Quitclaim Deed recorded at Instrument No. 20180723-0071594. The said Paul Edward Ford, Jr having since married Betty Ford.

This is improved property known as 1422 Kirkland Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of July, 2019.

Paul Edward Ford Jr (SEAL)
Paul Edward Ford, Jr.

Betty Ford (SEAL)
Betty Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2019, before me personally appeared Paul Edward Ford, Jr., and Betty Ford to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2019.

Notary Signature
My commission expires:

JOHN ALFRED BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $192,347.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Sworn to and subscribed before me this
22nd day of July, 2019.

Notary Public
My commission expires: 3-7-23
File No. 2019-469