This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191970

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 **$208,000.00**; 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 26th day of July, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 265201 DEEDWARR
08/01/2019 11:22:18 AM 3 pgs
Fees: $18.00 Taxes: $769.60

20190801-0076054

BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 26th day of July, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

SHARON KAYE GONZALES

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. 30 on the Plan of L.A. Warren's Resubdivision of Block "C", R.M. Dudley's Subdivision of record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 E. Ford and wife, Bobbie J. Ford by Warranty deed from Forrest W. Larkin and wife, Florence H. Larkin of record in Book 2544, page 81, Register's Office for Davidson County, Tennessee, dated June 26, 1956 and recorded on June 28, 1956. The said Bobbie J. Ford having since died 7/26/2007 vesting fee simple title unto the husband Paul E. Ford, Sr. as surviving tenant by the entirety. The said Paul E. Ford, Sr. having since died 12/11/2011 said property vested in only heir Paul E. Ford, Jr.

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. of record in Instrument No. 20180723-0071594 Register's Office for Davidson County, Tennessee, dated July 18,2018 and recorded on July 23, 2018.
The Said Paul Edward Ford JR having Since married Betty Ford.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Paul Edward Ford, Jr. Married of record in Instrument No. 20190801007605 3
Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on Aug 1, **2019.**

Being also known as 1422 Kirkland Ave 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 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 26th day of July, 2019.

_____
Notary Public
My Commission Expires: 3/7/23

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

Owner Name & Property Address:
SHARON KAYE GONZALES
Name: ~~Yelena Brookshire~~
Address: 1422 Kirkland Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:
SHARON Kaye GONZALES
Name: ~~Yelena Brookshire~~
Address: 1607 Gordon Terrace
City, State, Zip: Murfreesboro, TN 37130

Tax ID: 092-07-0-038.00