This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192052 **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 **$485,000.00** 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 14th day of August, 2019. Notary Public My Commission Expires: 3-7-23

P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 14th day of August, 2019, among:

HAROLD G. JOHNSON, JR AND SHARON G JOHNSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC
A Texas limited liability company

of Davidson County, Tennessee, their trustees, executors, 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".

Karen Johnson Davidson County
Batch# 272913 **DEEDWARR**
08/19/2019 08:36:34 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50

20190819-0082530

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Greenwood Paynes Addition to East Nashville, formerly Edgefield, now in the Eighteenth Ward of the City of Nashville, Tennessee, of record in Plat Book 21, Page 70, 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 No. 27 fronts 50 feet on the Northerly side of Russell Street, beginning at a point 150 feet West of Tenth Street, and extending back Northerly 170 feet to an alley on which it fronts 85 feet, and being known by City No. 949 Russell Street, in Nashville, Tennessee

Being the same property conveyed to Harold G. Johnson, Jr., and wife, Sharon G. Johnson by Installment deed from Marion Walker, a widow of record in Book 5467, page 471, Register's Office for Davidson County, Tennessee, dated July 17, 1979 and recorded on July 19, 1979 and re-recorded on August 17, 1979 in Book 5483, Page 673.

Being also known as 949 Russell St 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 have executed this instrument on the date first above written.

Harold G. Johnson, JR

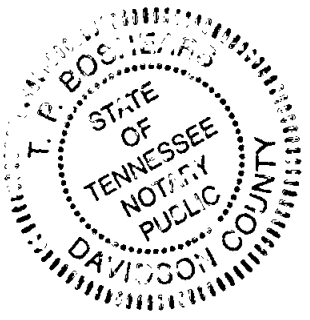
Sharon G Johnson

State of Tennessee
County of Williamosn

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Harold G. Johnson, JR and Sharon G Johnson, 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.

Witness my hand and official seal this 14th day of August, 2019.

Notary Public
My Commission Expires: 3-7-23



Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 949 Russell St
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 949 Russell St
City, State, Zip: Nashville, TN 37206

Tax ID: 082-12-0-383.00