Name and Address of New Owner:
Music City Holdings, LLC
310 Summit Ridge Cr.
Nashville TN 37215
Send Tax Bills To:
Music City Holdings, LLC
same

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

Karen Johnson Davidson County
Batch# 274504 DEEDWARR
08/21/2019 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $397.75
20190821-0083961

Map & Parcel No: 131-05-0B-310.00-CO

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, **Donna Beard**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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 15th day of August, 2019.

(SEAL)
Donna Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2019, before me personally appeared Donna Beard, 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 15th day of August, 2019.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

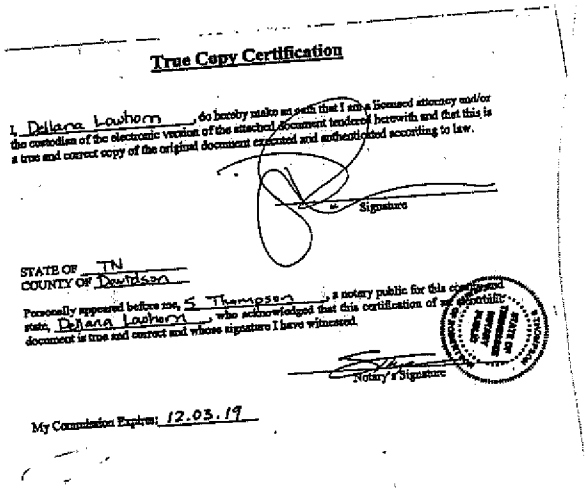
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $107,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(Affiant)

Sworn to and subscribed before me this
15th day of August, 2019.

Notary Public
My commission expires: 3-8-22
File No. 2019-536



True Copy Certification

I, Dellana Loudon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Loudon, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

EXHIBIT "A"

FILE No.: 2019-536
PROPERTY ADDRESS: 310 Summit Ridge Circle, Nashville, TN 37215

COUNTY: Davidson

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

Being Apartment Unit No. 310 of Four Seasons Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, Page 349, as amended at Book 6847, Page 122, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed, and as shown on the plat at Book 5050, Page 30, all recording references to the Davidson County, Tennessee Register's Office, all of which are incorporated herein and reference is here by made to same for a complete identification and description of said Unit.

Being the same property conveyed to Donna Beard, by Warranty Deed from Katherine E. Collier, now known as Katherine Collier Fagelman and husband, Howard Fagelman, recorded August 1, 1996, of record in Book 10140, Page 703, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 310 Summit Ridge Circle, Nashville, Tennessee 37215.