This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192028 **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 **$178,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Courtney Affiant Sworn to and subscribed before me this 23rd day of August, 2019. Notary Public My Commission Expires: 3-7-23

WARRANTY DEED

BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INDENTURE, made this 23rd day of August, 2019, among:

KIMBERLY L HANNAH

UNMARRIED WOMAN

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

Karen Johnson Davidson County
Batch# 276219 DEEDWARR
08/26/2019 09:15:33 AM 3 pgs
Fees: $18.00 Taxes: $658.60
20190826-0085309

AND

MUSIC CITY HOLDINGS, LLC
A Tennessee 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".

Certain land located in Davidson County, Tennessee, to-wit:

Being the South 49.1 feet of Lot No. 11 on the Map of the Resubdivision of I. D. Luton's Addition of record in Book 974, page 55, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 11 fronts 49.1 feet on the Westerly side of Meridian Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Kimberly L. Hannah by Warranty deed from Charles H. Minchey and Helen L. Minchey of record in Book 8090, page 404, Register's Office for Davidson County, Tennessee, dated April 16, 1990 and recorded on April 18, 1990.

Being the same property conveyed to Denise Darvin by Quitclaim deed from Kimberly L. Hannah, unmarried of record in Book 9422, page 734, Register's Office for Davidson County, Tennessee, dated August 01, 1994 and recorded on August 01, 1994.

Being the same property conveyed to Kimberly L. Hannah by Quitclaim deed from Denise Darvin, unmarried of record in Book 9475, page 4, Register's Office for Davidson County, Tennessee, dated September 19, 1994 and recorded on September 26, 1994.

Being also known as 1812 Merdian Street Nashville, Tennessee 37207.

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.

Kimberly L Hannah

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kimberly, L Hannah, 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 22ND day of August, 2019.

Notary Public
My Commission Expires: 3.7.23

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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1812 Merdian Street
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1812 Merdian Street
City, State, Zip: Nashville, TN 37207

Tax ID: 071-07-0-181.00