WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

J-TI-19-505

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings LLC	**New Owner**	
(NAME)	(NAME)	
214 2nd Avenue North Suite 203		**070 01 0A 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDDIE R. CARTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of West Hamilton Place, of record as Instrument No. 20020807-0094807, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eddie R. Carter, by Default Final Decree of Divorce, from Mitzi W. Carter, of record in Instrument No. 20050201-0011728, in the Register's Office of Davidson County, Tennessee, dated January 6, 2005 and recorded on February 1, 2005.

This conveyance is subject to:

- 1.County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- 1.Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Hamilton Place, as recorded in Instrument No. 20020807-0094807, Register's Office for Davidson County, Tennessee.
- 1.Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020619-0074235, Register's Office for Davidson County, Tennessee.
- Acquisition of Common Open Spaces by West Hamilton Place HOA by Quitclaim Deed of record in Instrument No. 20060713-0084328, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 Harold Prewett Drive, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 276708 **DEEDWARR**
08/27/2019 09:07:46 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20190827-0086047

Witness my/our hand(s) this the 21st DAY OF AUGUST, 2019.

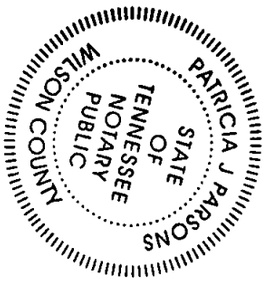
Eddie R. Carter by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EDDIE R. CARTER, and who acknowledged he/she/they executed the same as the free act and deed of the said EDDIE R. CARTER.

Witness my hand and official seal, this the 21st of August, 2019.

Notary Public
My Commission Expires: 8-31-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212