This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192055

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 **$124,000.00**; 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 15th day of August, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 276772 **DEEDWARR**
08/27/2019 09:53:20 AM 3 pgs
Fees: $18.00 Taxes: $458.80

20190827-0086131

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 15th day of August, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

WESLEY D SHUPE AND ANNA E SHUPE

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 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 hereby 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 of record in Book 10140, page 703, Register's Office for Davidson County, Tennessee, dated July 31, 1996 and recorded on August 01, 1996.

Being the same property conveyed to Donna Beard by Warranty deed from Donna Beard of record in instrument number 20190821-0083961 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 21, 2019.

Being also known as 310 Summit Ridge Cir Nashville, Tennessee 37215.

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 15th 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: Wesley Shupe & Anna Shupe
Address: 310 Summit Ridge Cir
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Wesley Shupe & Anna Shupe
Address: 13155 Tierra Oaks Drive
City, State, Zip: Redding CA 96003

Tax ID: 131-05-0B-310.00-CO