This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192120

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 **$105,000.00**; 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 30th day of August, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 278383 DEEDWARR
09/03/2019 11:16:35 AM 3 pgs
Fees: $18.00 Taxes: $388.50

20190903-0088385

BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of August, 2019, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")
AND
TSUNG WEN CHEN AND WIFE MILDRED FRANCO-CHEN

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, DESCRIBED AS FOLLOWS:

BEGINNING ON A LOUD NOISE IN THE CENTERLINE INTERSECTION OF LAVERGNE COUCHVILLE PIKE AND PIN HOOK ROAD, SAID LOUD NOISE BEING A METAL DETECTED SIGNAL BELIEVED TO BE A RAILROAD SPIKE PAVED OVER, SAID NOISE BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO LILLIE LOVE REVOCABLE TRUST, (INSTRUMENT NO. 20161220-0133534) AND THE SOUTHEAST CORNER OF BURNETTE CHAPEL CHURCH OF CHRIST PROPERTY, (BOOK 3649, PAGE 491):

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE: NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 196.72 FEET TO A POINT AT

THE SOUTHWEST CORNER OF PARCEL 61, LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220 0133533);

THENCE, WITH LEAVING THE CENTERLINE WITH SOUTHERLY LINE OF SAID PARCEL61: SOUTH 62 DEGREES 51 MINUTES 30 SECONDS EAST, PASSING OVER AN IRON PIN SET AT 23.60 FEET, FOR A TOTAL DISTANCE OF 229.26 FEET TO AN IRON PIN SET IN THE WEST LINE OF PARCEL 59, SAID PARCEL CONVEYED TO LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133536);

THENCE, WITH WESTERLY LINE OF SAID PARCEL 59: SOUTH 15 DEGREES 07 MINUTES 59 SECONDS WEST A DISTANCE OF 120.00 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF PARCEL 60, SAID PARCEL CONVEYED TO MAY E. BENNETT, TRUSTEE (INSTRUMENT NO. 20140113-0003303);

THENCE, WITH NORTHERLY LINE OF SAID PARCEL 60: NORTH 82 DEGREES 25 MINUTES 11 SECONDS WEST, PASSING OVER A WOODEN FENCE POST CORNER AT 275.09 FEET, FOR A TOTAL DISTANCE OF 300.72 FEET TO A POINT IN THE CENTERLINE OF LAVERGNE COUCHVILLE PIKE:

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE: NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 23.28 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.98 ACRES, MORE OR LESS.

Being the same property conveyed to Urban Gate Properties, LLC by Warranty deed from Lillie Love Revocable Trust of record in Instrument No. * **, Register's Office for Davidson County, Tennessee, dated** Aug 19 **2019 and recorded on** Sept. 3 **, 2019.**

* 20190822-0084251

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Urban Gate Properties, LLC of record in Instrument No. ** **, Register's Office for Davidson County, Tennessee, dated** Aug 29 **2019 and recorded on** Sept. 3 **2019.**

** 20190903-0088384

Being the same as 4153 Lavergne Couchville Pike Antioch TN 37013

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 27th day of August, 2019.

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

_____
Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Tsung Wen Chen
Address: 4153 Lavergne Couchville Pike
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: New Owner
Address: 205 Logans Circle
City, State, Zip: Franklin TN 37067

Tax ID: 165000113.00