This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$80,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192100	Affiant Sworn to and subscribed before me this 29th day of August, 2019. Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

Karen Johnson Davidson County
Batch# 278395 **DEEDWARR**
09/03/2019 11:32:40 AM 3 pgs
Fees: $18.00 Taxes: $296.00

20190903-0088408

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

WARRANTY DEED

THIS INDENTURE, made this 29th day of August, 2019, among:

DOUG RUDDER AND WIFE LAURA D. RUDDER

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

AND

MUSIC CITY HOLDINGS, LLC
A Texas 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".

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, of record in Book 6250, page 50, Register's Office for Davidson County, Tennessee, the part hereby described as being Unit No. 18 on the Plan as shown and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, page 790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Doug Rudder and wife, Laura D. Rudder by Warranty deed from Betty Litchfield, unmarried of record in Book 10161, page 385, Register's Office for Davidson County, Tennessee, dated August 16, 1996 and recorded on August 20, 1996.

Being also known as 1300 Massman Dr Nashville, Tennessee 37217.

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.

Doug Rudder

Laura D. Rudder

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Doug Rudder and Laura D. Rudder, 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 29th day of August, 2019.

Notary Public
My Commission Expires: 3-1-23

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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1300 Massman Dr
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1300 Massman Dr
City, State, Zip: Nashville, TN 37217

Tax ID: 107-14-0A-018.00-CO