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| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20192148<br><br>**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 **$143,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 30th day of August, 2019.<br><br>Notary Public<br>My Commission Expires: _____<br><br>MARIA GUZMAN<br>Notary Public, State of Texas<br>Comm. Expires 04-12-2022<br>Notary ID 369839 |

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 280817 DEEDWARR
09/05/2019 09:07:04 AM 3 pgs
Fees: $18.00 Taxes: $529.10
20190905-0089605

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

**C&C RESIDENTIAL PROPERTIES, INC**

A TEXAS CORPORATION

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 Lot No. 208 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot fronts 72 feet on the Southerly side of Lucky Drive and runs back 164 feet on the Easterly line and 212 feet on the Westerly line to a dead line in the rear of which it measures 99 feet thereon.**

**Being the same property conveyed to Charles Wesley Frogge and wife, Betty M. Frogge by Warranty deed from Randall Phillips Builders, Inc., of record in Book 3341, page 598, Register's Office for Davidson County, Tennessee, dated February 08, 1962 and recorded on February 14, 1962.**

**Being the same property conveyed to Betty Jane McClain Frogge by Quitclaim deed from Charles Wesley Frogge of record in Book 7764, page 833, Register's Office for Davidson County, Tennessee, dated January 13, 1989 and recorded on February 02, 1989.**

**Being the same property conveyed to C and C Residential Properties Inc. by Warranty deed from Betty Jane McClain Frogge of record in Instrument No. 20190506-0041970 Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 06, 2019.**

**Being also known as 213 Lucky Drive Nashville, Tennessee 37211.**

**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.

## C & C Residential Properties, Inc.

**BY:** _____

**Charles E Carrier**

## ITS: President

State of TEXAS
County of Dallas

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Charles E Carrier*** 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 ***C &C Residential Properties, Inc.*** 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 29th day of August, 2019.

_____
Notary Public
My Commission Expires: 4.12.22

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 969839

**Owner Name & Property Address:**

Name: Music City Holdings, LLC
Address: 213 Lucky Drive
City, State, Zip: Nashville, TN 37211

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 213 Lucky Drive
City, State, Zip: Nashville, TN 37211

**Tax ID: 148-01-0-069.00**