This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192141

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 $302,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 6th day of September, 2019.

Notary Public
My Commission Expires: 3-20-22

Karen Johnson Davidson County
Batch# 284658 DEEDWARR
09/12/2019 10:13:55 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40

20190912-0092424

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 03-20-2022

# WARRANTY DEED

**THIS INDENTURE**, made this 6th day of September, 2019, among:

**DONTAE A. JONES AND JAMELIA L. JONES**

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

**AND**

**MUSIC CITY HOLDINGS, LLC**

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. 46 on the Plan of Final Plat, Phase 1 - Section "A", Bridgewater of record in Plat at Instrument No. 20051104-0133897, as corrected in Instrument No. 20060608-0067981, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Dontae A. Jones and wife, Jamelia L. Jones by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company of record in Instrument No. 20070730-0090243 Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on July 30, 2007. (Value of consideration shown in aforementioned deed $329,472.00.) Being also known as 1809 Bunting Way Drive Hermitage, Tennessee 37076.**

**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.

**Dontae A. Jones**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Dontae A. Jones, 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 6th day of September, 2019.

Notary Public
My Commission Expires: 07-06-2020

ADRIENNE P. BOWLING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

ADRIENNE P. BOWLING NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Jamelia L. Jones**

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jamelia L. Jones, 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 10th day of September, 2019.

Notary Public
My Commission Expires: 07-06-2020

**Owner Name & Property Address:**

Name: Music City Holdings, LLC
Address: 1809 Bunting Way Drive
City, State, Zip: Hermitage, TN 37076

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 1809 Bunting Way Drive
City, State, Zip: Hermitage, TN 37076

**Tax ID: 098-06-0A-040.00-CO**

ADRIENNE P. BOWLING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

