This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192165

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 **$416,000.00** 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 17th day of September, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 292234 DEEDWARR
09/27/2019 09:53:37 AM 3 pgs
Fees: $18.00 Taxes: $1,539.20

20190927-0098419

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 17th day of September, 2019, among:

CAROLE DIANNE CURTIS, EXECUTOR OF THE ESTATE OF DEBBIE E. CURTIS AKA DEBRA E. CURTIS

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. 1 on the unrecorded map showing subdivision of parts of Lots 18, 19, and 20 in Bransford Reality Company's Sharondale Subdivision (Book 332, page 119, Register's Office for said County) and being further described according to a survey by John B. Kohl, III dated March 22, 1989, as follows:

Beginning at a point in the Northeasterly margin of Sharondale Drive, said point being located 70 feet Southeast of the intersection of the Northeasterly margin of Sharondale with the Southeasterly margin of Marlin Avenue; thence, North 47 degrees East 200 feet to a point; thence South 38 degrees East 75 feet to a point; thence South 56-1/2 degrees West 190 feet to a point in the said Northeasterly margin of Sharondale Drive; thence with the same Northwestwardly 45 feet to the point of beginning.

Being the same property conveyed to Debbie E. Curtis, unmarried by Warranty deed from Anthony D. Bond and wife, Margaret S. Bond of record in Book 9157, page 523, Register's Office for Davidson County, Tennessee, dated November 17, 1993 and recorded on November 19, 1993.

The said Debbie E. Curtis AKA Debra Elaine Curtis died on or about January 31, 2019 and her will was entered into probate in case no. 19P254 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being also known as 2512 Sharondale Drive 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 have executed this instrument on the date first above written.

Carole Dianne Curtis, Executor of the Estate of Debbie E. Curtis

BY: Carole Dianne Curtis

Carole Dianne Curtis, Executor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Carole Dianne Curtis, Executor of the Estate of Debbie E. Curtis, 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 17th day of September, 2019.

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

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 2512 Sharondale Dr
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 2512 Sharondale Dr
City, State, Zip: Nashville, TN 37215

Tax ID: 117-02-0-021.00