THIS INSTRUMENT PREPARED BY:. **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190822410**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 24th day of September, 2019. Notary Public My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 292257 DEEDWARR
09/27/2019 10:18:54 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190927-0098459

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Music City Holdings, LLC 607 S 10th Street Nashville, TN 37206	Send Tax Bills To: New Owner Same as Property	Tax Information: Tax Parcel ID No. 093-04-0-123.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Doris Jean Bryant** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Music City Holdings, LLC, a Texas limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Shelby Hills of record in Plat Book 3600, Page 17, 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 No. 8 fronts 50 feet on the Easterly side of South 10th Street and runs back between parallel lines 205.10 feet to a line at the rear on which it measures 50 feet thereon.

Being the same property conveyed to Gwendolyn Lavender for life and Doris Jean Bryant and Xavier Lavender, in equal shares by Quitclaim deed from Executrix of the Estate of James D. Bryant deed from Gwendolyn Lavender, Executrix of the Estate of the James D. Bryant of record in Instrument No. 20160617-0062036 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 17, 2016.

The said Gwendolyn Lavender died on January 17, 2019 in Davidson County, Tennessee.

The execution of this Warranty Deed by Doris Jean Bryant is pursuant to Order on Motion for Default to Partition Real Property in Davidson County Circuit Court Case Number 19C1238.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page 17, Register's Office for Davidson County, Tennessee.

This is improved property located at 607 S 10th Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2019.

Doris Jean Bryant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Doris Jean Bryant, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2019.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON