Karen Johnson Davidson County
Batch# 292257 DEEDWARR
09/27/2019 10:18:54 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20190927-0098460

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192187

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 **$329,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 24th day of September, 2019

Notary Public
My Commission Expires: 3-7-23

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 24th day of September, 2019, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

KEM INVESTMENTS LLC

A TENNESSEE LIMITED LIABILITY COMPANY

including all 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. 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 James D. Bryant and wife, Dorothy Bryant by Warranty deed from Nettie Elizabeth Spurlock Laycox and Ronald Wayne Campell of

record in Book 5330, page 388, Register's Office for Davidson County, Tennessee, dated August 22, 1978 and recorded on August 28, 1978. The said Dorothy Bryant having since died on April 20th 1997 vesting fee simple title unto her husband, James D. Bryant as surviving tenant by the entirety. The said James D. Bryant having since died on November 7th 2014. Gwendolyn Lavender was appointed Executrix of the Estate.

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.
Gwendolyn Lavender having died on or about January 17,2019 leaving to Doris Jean Bryant and Xavier Lavender. Doris Jean Bryant was granted exclusive possession of said property in Petitioner in Case No. 19C1238 in Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Doris Jean Bryant of record in Instrument No. 20190927009845**9, Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on** September 27 **, 2019.**

Being also known as 607 S 10th St Nashville, Tennessee 37206.

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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____
Mat Farmer, It's President

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** 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 ***Music City Holdings, LLC*** 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 23rd day of September, 2019.

_____
Notary Public
My Commission Expires: 3-7-23

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

Owner Name & Property Address:

Name: KEM Investments LLC
Address: 607 S 10th St
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: KEM Investments LLC Attn Isiah Mills
Address: 450 St Andrews Drive
City, State, Zip: Murfreesboro, TN 37128

Tax ID: 093-04-0-123.00