This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Suite 140 Franklin, TN 37067 File No. 20192162 **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 26th day of September, 2019. Notary Public My Commission Expires: 3-7-23

WARRANTY DEED

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

THIS INDENTURE, made this 26th day of September, 2019, among:

NICHOLAS GALUSHA AND ADAM RYAN GALUSHA, *by and through its duly appointed attorney-in-fact,*

of TN Counties County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Music City Holdings, LLC

A Texas limied liability company

of TN Counties County, Tennessee, 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. 19 on the Plan of Final Plat of the Poplar Creek Estates, Phase IV Subdivison of record in Plat Book 9700, Page 195, 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 Don Galusha by Warranty deed from Ronnie J. Dupre and wife, Deborah L. Dupre of record in Book 11216, page 26, Register's Office for Davidson County, Tennessee, dated November 19, 1998 and recorded on November 23, 1998.
The Said Don Galusha aka Donald Galusha having died intestate on or about July 15, 2019 leaving Nicholas Galusha and Adam Ryan Galusha being entered into probate in case no. 19P1439 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Karen Johnson Davidson County
Batch# 292878 DEEDWARR
09/30/2019 08:59:32 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20190930-0098928

Being also known as 6773 Autumnwood Drive Nashville, Tennessee 37221.

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.

Nicholas Galusha

Nicholas Galusha

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Nicholas Galusha, 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 26th day of September, 2019.

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

Notary Public
My Commission Expires: 3-7-23

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument No. 20190930-0098927 in the aforementioned Registers Office.

Adam Ryan Galusha by Judith E Hubbard **Attorney-in-Fact**

Adam Ryan Galusha by Judith E Hubbard

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid Judith E Hubbard 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, and who further acknowledged that such person is the attorney-in-fact of Adam Ryan Galusha, the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2019.

Notary Public
My Commission Expires: 3-7-23

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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 6773 Autumnwood Drive
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 6773 Autumnwood Drive
City, State, Zip: Nashville, TN 37221

Tax ID: 155-08-0C-259.00-CO