| This Instrument Prepared By and Returned To: | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$177,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. |
|---|---|
| Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20192224 | Affiant<br>Sworn to and subscribed before me this 26th day of September, 2019<br>Notary Public<br>My Commission Expires: 3-7-23 |
| **After Recording Return To The Above.** | |

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

# WARRANTY DEED

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

**MUSIC CITY HOLDINGS, LLC**

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

**AND**

**BRIAN KIRBY**

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".

Karen Johnson Davidson County
Batch# 292885 DEEDWARR
09/30/2019 09:06:29 AM 3 pgs
Fees: $18.00 Taxes: $654.90

20190930-0098940

**Land in Davidson County, Tennessee, being the rear 60.0 feet of Lots No. 71 and 72, Block D on the Plan of Richardson's Addition to East Nashville of record in Plat Book 161, Page 5, 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 portion of said lots front 60.0 feet on the Southerly margin of Mile End Avenue, and run back between lines measuring 111.7 feet on the Easterly line, said Easterly line being on the Westerly margin of a 15 foot alley, and 111.2 feet on the Westerly line to a dead line in the rear measuring 60.0 feet thereon.**

**Being the same property conveyed to Dorothy Ross and Carolyn Ross and William Ross, Jr by Quit Claim deed from Dreamquarters, LLC of record in Instrument No. 20140925-0088581 Register's Office for Davidson County, Tennessee, dated September 16, 2014 and recorded on September 25, 2014.**

**Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Dorothy Ross and Carolyn Ross and William Ross, Jr. of record in Instrument No.** 20190930-0098939**, Register's Office for Davidson County, Tennessee, dated September 26 , 2019 and recorded on** Sept. 30 **, 2019.**

**Being also known as 500 Douglas Ave Nashville, Tennessee 37207.**

**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 25th day of September, 2019.

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

P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Owner Name & Property Address:**

Name: Brian Kirby
Address: 500 Douglas Ave
City, State, Zip: Nashville, TN 37207

**Responsible Party For Taxes:**

Name: Brian Kirby
Address: 306 Five Oaks Blvd
City, State, Zip: Lebanon TN 37087

**Tax ID:** 071-16-0-197.00