This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192151

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 **$290,000.00**; 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 30th day of September, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 295363 DEEDWARR
10/03/2019 09:29:28 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00

20191003-0101098

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

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

ROBERT F. NORRIS

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".

Tract 1:

Land in Davidson County, Tennessee, being Unit 5, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1510 Riverside Drive Residences II, of record as Instrument No. 20181001-0096907 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:

Land in Davidson County, Tennessee, being Unit 6, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1510 Riverside Drive Residences II, of record as Instrument No. 20181001-0096907 and being shown on Plat attached thereto as Exhibit "C", 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 a part of the same property conveyed to Torque Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Tamera S. Palmer and husband, Billy W. Palmer, of record in Instrument No. 20170814-0082891, Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on August 14, 2017.

Being a portion of the same property conveyed to Matthew Anderson and Taylor Anderson, husband and wife by Warranty deed from Torque Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171130-0122166 Register's Office for Davidson County, Tennessee, dated November 22, 2017 and recorded on November 30, 2017.

Being a portion of the same property conveyed to Music City Holdings, LLC by Warranty deed from Matthew Anderson and Taylor Anderson, husband and wife of record in Instrument No. 20191003-0101097, Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on Oct 3, 2019.

Being also known as 1510 Riverside Dr Unit 5 and Unit 6 Nashville, TN 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 27th day of September, 2019.

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

T. R. OSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Robert F Norris
Name: Rob Norris
Address: 1510 Riverside Dr #5 #6
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Rob Norris
Address: 611 Neil Ave
City, State, Zip: Nashville TN 37206

Tax ID: 072-15-4K-001.00-CO and 072-15-4K-002.00-CO