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 **$181,890.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192139	Affiant Sworn to and subscribed before me this 4th day of October, 2019 Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 4th day of October, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

10TH AVE N DEVELOPMENT, LLC

including all heirs, successors and/or assigns (the "**Grantee**").

Karen Johnson Davidson County
Batch# 300193 DEEDWARR
10/14/2019 09:36:01 AM 3 pgs
Fees: $18.00 Taxes: $672.99
20191014-0104864

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 and Being Lot 40 Part of Block 7, in Owen's Buena Vista Plan, as of Record in Book No. 57, Page 26, Register's Office for Davidson County, Tennessee.
Said Lot 40 fronts 50 feet on the Westerly side of Crooked Street (now 10th Avenue North), and runs back between parallel line 128 feet to an alley.

Being the same property conveyed to UP Development, LLC by Substitute Trustee's deed from Rubin Lublin, TN, PLLC, Substitute Trustee of record in Instrument No. 20140827-0078226 Register's Office for Davidson County, Tennessee, dated July 18, 2004 and recorded on August 27, 2014.

Being the same property conveyed to Elouise Dantzler Johnson, unmarried by Quitclaim deed from Up Development, LLC of record in Instrument No. 20150108-0002162 Register's Office for Davidson County, Tennessee, dated July 08, 2015 and recorded on January 08, 2015. The said Elouise Dantzler Johnson having since died 6/14/2018 and by her Last Will and Testament devised said property to Cheneta Gant Dillard.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Cheneta Gant Dillard, Devisee of the Estate of Elouise Dantzler Johnson of record in Instrument No. 20191014-0104863, Register's Office for Davidson County, Tennessee, dated October 4, 2019 and recorded on October 14, 2019.

Being also known as 2005C 10th Ave N Nashville, Tennessee 37208.

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 3rd day of October, 2019.

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

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

Owner Name & Property Address:

Name: 10th Ave N Development, LLC
Address: 2005 C 10th Ave
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: 10th Ave N Development, LLC
Address: 922 Lawrence Ave.
City, State, Zip: Nashville TN 37204

Tax ID: 081-07-0-123.00