This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192227

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 **$179,000.00** 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 17th day of October, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 305435 DEEDWARR
10/24/2019 09:26:51 AM 3 pgs
Fees: $18.00 Taxes: $662.30
20191024-0109081

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 17th day of October, 2019, among:

PHILLIP E. PATTON AND TAMASOA J. PATTON

Individually and as Executors of the Estate of Theodore Howard Cunningham of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC

of Davidson County, Tennessee, their trustees, executors, 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, being Lot No. 444, Parkwood Estates, Section Three, of record in Plat 3300, Page 31, Register' s Office for said County, to which plan reference is hereby made for a more completed legal description. Subject to all easements, restrictive covenants and conditions, and other matters of record including all items set out on any applicable plat.

Being the same property conveyed to Theodore Howard Cunningham by Cash deed from Secretary of Housing and Urban Development of record in Instrument No. 20091204-0111245 Register's Office for Davidson County, Tennessee, dated December 02, 2009 and recorded on December 04, 2009 The said Theodore Howard Cunningham having since died 8/29/2012 and by his Last Will and Testament appointed Tamasoa J. Patton and Phillip E Patton individually and as Executor of the estate.

Being also known as 204 Starlight Dr 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 have executed this instrument on the date first above written.

Estate of Theodore Howard Cunningham

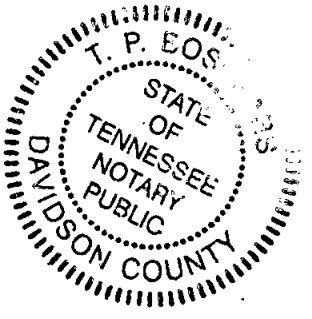
Phillip E. Patton

Tamasoa J. Patton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Phillip E. Patton and Tamasoa J. Patton, As Individually and as Executors of the estate of Theodore Howard Cunningham 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 17th day of October, 2019.



Notary Public
My Commission Expires: 3.7.23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 204 Starlight Dr
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 204 Starlight Dr
City, State, Zip: Nashville, TN 37207

Tax ID: 050-15-0-195.00