This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192277

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 **$249,000.00**; 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 16th day of October, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 306740 **DEEDWARR**
10/28/2019 09:52:01 AM 3 pgs
Fees: $18.00 Taxes: $921.30

20191028-0110112

P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

THIS INDENTURE, made this 16th day of October, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

ELLIS REAL ESTATE, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

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. 22 on the Plan of Section Four, Southlake, of record in Book 3300 Page 85, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the Westerly margin of Mavert Drive, the common front corner of Lots Nos. 21 and 22 on said plan; thence, Westwardly 209.8 feet to a point; thence, Northwardly 143.0 feet to a point; thence, Eastwardly 124.8 feet to a point; thence, Southwardly 20.0 feet to a point; thence, Eastwardly 60.4 feet to a point in

the Westerly margin of Mavert Drive; thence, with the margin of same, Southwardly 76.6 feet to the beginning.

Being the same property conveyed to James Allen Frye, an unmarried man by Warranty deed from Ira Antonio Tenpenny Sr., a married man, James Mitchell Tenpenny III, an unmarried man and Rayford Daniel Tenpenny, an unmarried man being all of the Devisees under the will of Carol Jean Tenpenny of record in Instrument No. 20180313-0023404 Register's Office for Davidson County, Tennessee, dated March 12, 2018 and recorded on March 13, 2018.

Being the same property conveyed to James Allen Frye, an unmarried man by Quitclaim deed from Debra Hilley Tenpenny, an unmarried woman of record in Instrument No. 20180313-0023405 Register's Office for Davidson County, Tennessee, dated March 12, 2018 and recorded on March 13, 2018.

The said James Allen Frye died intestate on April 07, 2018 and his estate was entered probate as Docket No. 18P1039 in the Seventh Circuit Court of Davidson County, Tennessee. The said James Allen Frye died leaving one heir-at-law Stephanie Sabbe.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Stephanie Sabbe of record in Instrument No. 20191028011011 1, Register's Office for Davidson County, Tennessee, dated October 16, 2019 and recorded on October 28 2019.

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.

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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: _____
Wyatt Tiffany

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** 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 ***Authorized signor*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized signor*** 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 ***Authorized signor.***

Witness my hand and official seal this 16th day of October, 2019.

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

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

Owner Name & Property Address:

Name: Ellis Real Estate, LLC
Address: 3001 Mavert Dr
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Ellis Real Estate, LLC
Address: 705 Thurrock Ct
City, State, Zip: Brentwood TN 37027

Tax ID: 119-15-0-072.00