This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192344 **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 **$138,000.00**; 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 1st day of November, 2019 Notary Public My Commission Expires: 3-7-23

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

WARRANTY DEED

THIS INDENTURE, made this 1st day of November, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

ARTHUR K BLACKBURN

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. 57-B on the Plan of Zone Lot Division, Lot 37, 57, East Lake Subdivision, Section IV of record in Book 5800, Page 245, amended in Book 5200, Page 579, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Karen Johnson Davidson County
Batch# 312695 DEEDWARR
11/07/2019 09:35:06 AM 3 pgs
Fees: $18.00 Taxes: $510.60
20191107-0115017

Being the same property conveyed to The Secretary of Housing and Urban Development of Washington, DC by Special Warranty Deed from Selene Finance LP of record in Instrument No. 20160512-0047351, Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on May 12, 2016.

Being the same property conveyed to Mario L. Grimes by Cash Deed for Tennessee from Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20161227-0135978, Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on December 27, 2016.

Being the same property conveyed to MP Home Solutions Pro, Inc. by Quitclaim Deed from Mario L. Grimes of record in Instrument No. 20190930-0099425, Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on September 30, 2019.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from MP Home Solutions Pro, Inc. of record in Instrument No. 20191107-0115016 **, Register's Office for Davidson County, Tennessee, dated** NOV. 1 **, 2019 and recorded on** NOV. 7 **, 2019.**

Being also known as 3245 Lakeford Drive, Nashville, Tennessee 37214.

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 1st day of November 2019.

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

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

Owner Name & Property Address:

Name: Arthur Blackburn
Address: 3245 Lakeford Dr
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Arthur Blackburn
Address: 2016 Main Street Unit 2501
City, State, Zip: Houston TX 77093

Tax ID: 108-12-0-092.00