This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192322

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 **$147,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Rebecca Strickland
Affiant

Sworn to and subscribed before me this 6th day of November, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 313347 DEEDWARR
11/08/2019 09:11:17 AM 3 pgs
Fees: $18.00 Taxes: $543.90

20191108-0115540

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

WARRANTY DEED

THIS INDENTURE, made this 6th day of November, 2019, among:

REBECCA STRICKLAND AND RENIKA STRICKLAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC

A Texas limited liability company

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, Tennessee, being Easterly 30 feet of Lot No. 16 and the Westerly 5 feet of Lot No. 17 on the Plan of Bransford Realty Company Resubdivision of Part of Manlove Addition of record in Plat Book 421, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said Lots front together 35 feet on the Southerly side of Thompson Street and run back between parallel lines 157 feet, more or less, to an alley.

Being the same property conveyed to Arthur L. Cannon by Warranty deed from Ronald K. Nevin, Conservator for Alice Gustus of record in Book 6733, page 816, Register's Office for Davidson County, Tennessee, dated December 10, 1985 and recorded on December 12, 1985. The said Arthur L. Cannon, having since died 2/1/2002, case number 02P-900, Seventh Circuit Court of Davidson County, Tennessee. Barbara Ann Cannon was appointed Personal Representative of the Estate of Arthur L. Cannon.

Being the same property conveyed to Barbara A. Cannon, a single person by Quitclaim deed from Barbara A. Cannon, as Administrator of the Estate of Arthur L. Cannon and Barbara A. Cannon a single person individually and Detria Miller, a single person in their respective capacities the sole heirs at law of record in Instrument No. 20030821-0121408, Register's Office for Davidson County, Tennessee, dated January 31, 2003 and recorded on August 21, 2003. The said Barbara A. Cannon died on 4/6/2019, case number 19P-822, Seventh Circuit Court Davidson County, Tennessee and by her Last Will and Testament devised her property unto Rebecca Strickland and Renkia Strickland.

Being the same property conveyed to Rebecca Strickland, individually and Renika Strickland, by Quitclaim deed from Rebecca Strickland, as Executrix of the Estate of Barbara Ann Cannon of record in Instrument No. 20190702-0064660 Register's Office for Davidson County, Tennessee, dated July 02, 2019 and recorded on July 02, 2019.

Being also known as 1717 Knowles St 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 have executed this instrument on the date first above written.

Rebecca Strickland

Rebecca Strickland

Renika Strickland

Renika Strickland

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Rebecca Strickland and Renika Strickland, 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 6th day of November, 2019.

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

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1717 Knowles St
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1717 Knowles St
City, State, Zip: Nashville, TN 37208

Tax ID: 081-15-0-357.00