This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192265

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 **$136,000.00**; 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 30th day of October, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 313359 DEEDWARR
11/08/2019 09:24:16 AM 3 pgs
Fees: $18.00 Taxes: $503.20

20191108-0115567

T. J. SHEARS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of October, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

TEAM 9 REAL ESTATE SOLUTIONS, 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".

Being the Northerly 33 1/3 feet of Lot No. 20 in the Subdivision of Lot No. 2 of the Thomas Woodard Property, a plan of which subdivision is of record in Plan Book 2, Page 104, Chancery County at Nashville. Said northerly part of Lot No. 20 front 33 1/3 feet on the Easterly side of 10th Avenue North, formerly Maple Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to HERMAN A. DEBERRY, JR. AND WIFE, ANNIE PEARL DEBERRY, by deed from J.L. TURNER AND WIFE, CORNELIA I. TURNER, of record in Book 4586, page 142, dated March 22, 1972, said Register's Office. The said Herman A. Deberry having since died on or about September 17, 2000, leaving Annie Pearl Deberry as the remaining Tenant by the Entirety. The said Annie Pearl Deberry having since died intestate on or about June 17, 2019, leaving her heirs at law Herman DeBerry, III, Sylvia Edwards, Elizabeth DeBerry, Latashia DeBerry, Kanitha Ellis, JaTonya Willis, and Corey North pursuant to Affidavit of Heirships of record in Instrument No. 20190905-0089579 and 20191108-0115564 and 20191108-0115565, Davidson County, Tenneessee Register's Office.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Herman DeBerry, III, Sylvia Edwards, Elizabeth DeBerry, Latashia DeBerry, Kanitha Ellis, JaTonya Willis, and Corey North of record in Instrument No. 20191108-0115566, Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on November 8, 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.

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 30th day of October, 2019.

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

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

Owner Name & Property Address:

Name: Team 9 Real Estate Solutions, LLC
Address: 1914 10th Ave N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Team 9 Real Estate Solutions, LLC
Address: PO Box 148673
City, State, Zip: Nashville TN 37214

Tax ID: 081-07-0-486.00