This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192298

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 **$155,000.00**; 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 14th day of November, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 316620 DEEDWARR
11/18/2019 09:29:55 AM 3 pgs
Fees: $18.00 Taxes: $573.50

20191118-0118412

WARRANTY DEED

THIS INDENTURE, made this 14th day of November, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

RONNIE BASS AND KERRI BASS

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".

A certain tract or parcel of land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by John B. Kohl, III, Surveyor dated September 22, 1980, as follows:

Beginning in the Easterly margin of Ben Allen Road, 637 feet from the corner of Lot 246, Maplewood Heights Subdivision of record in Book 547, Page 103, Register's Office for said County; thence running North 17 degrees 45 minutes West 50 feet; thence North 72 degrees 15 minutes East 400 feet; thence South 17 degrees 45 minutes East 50 feet; thence South 72 degrees 15 minutes East 400 feet; thence South 17 minutes 45 minutes East 50 feet; thence South 72 degrees 72 degrees 15 minutes West 400 feet to the beginning.

Being the same property conveyed to Victor Hazelwood by Warranty deed from Phillip D Dougan of record in Instrument No. 20191025-0109590 Register's Office for Davidson County, Tennessee, dated October 24,2019 and recorded on October 25,2019

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Victor Hazelwood of record in Instrument No. 20191118-0118411 **, Register's Office for Davidson County, Tennessee, dated November 14, 2019 and recorded on** November 18, **2019.**

Being also known as 601 Ben Allen Rd Nashville, Tennessee 37216.

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 14th 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: Ronnie Bass & Kerri Bass
Address: 601 Ben Allen Rd
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Ronnie Bass
Address: 390 Indian Lake Rd
City, State, Zip: Hendersonville TN 37075

Tax ID: 061-00-0-024.01