This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192382

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 **$277,000.00**; 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 19th day of November, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 318070 DEEDWARR
11/21/2019 08:59:11 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90

20191121-0120259

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 19th day of November, 2019, among:

## MUSIC CITY HOLDINGS, LLC

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

**AND**

## LEAH BENNER AND JASON BENNER AND JOEL LASKO

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 the 8th Civil District of Davidson County, Tennessee, being lot No. 157 on the Plan of Horton Heights, Section III, as of record in Book 2133, Page 29, Register's Office for said County, more particularly described as follows:**

**Beginning at a point in the line between Lots Nos. 157 and 158; thence in a Southerly direction, along the line between said two lots, 173.9 feet to a point; thence in an Easterly direction, 184.5 feet to a point on the Westerly margin of Brook Hollow Road; thence in a Northerly direction, along the margin of said road, 170 feet to a point; thence continuing in a Northerly and Westerly direction around a curve, 39.3 feet to a point in the Southerly**

**margin of Charlotte Pike right-of-way; thence along said right-of- way in a Westerly direction 54.1 feet to a point; thence in a Southerly direction, 25.0 feet to a point; thence in a Westerly direction 100.4 feet to the point of beginning.**

**Being the same property conveyed to Carole C. English, Trustee of the Revocable Trust Agreement of Hazel Aline Sanders Coble, dated April 16, 2014 by Quitclaim deed from Hazel Coble, widow of record in Instrument No. 20140421-0032728 Register's Office for Davidson County, Tennessee, dated April 16, 2014 and recorded on April 21, 2014.**

**Being the same property conveyed to Music City Holdings, LLC, by Warranty deed from Carole C. English, Trustee of the Revocable Trust Agreement of Hazel Aline Sanders Coble dated April 16, 2014 of record in Instrument No. 20191121-0120258, Register's Office for Davidson County, Tennessee, dated November 19, 2019 and recorded on November 21, 2019.**

**Being also known as 863 Brook Hollow Rd Nashville, Tennessee 37205.**

**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 19th 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: Leah Benner and Joel Benner, and Joel Lasko
Address: 863 Brook Hollow Rd
City, State, Zip: Nashville, TN 37205

**Responsible Party For Taxes:**

Name: Leah Benner and Joel Benner, and Joel Lasko
Address: 9773 Central Pike
City, State, Zip: Mount Juliet TN 37122

**Tax ID:** 102-11-0-046.00