Karen Johnson Davidson County
Batch# 322913 DEEDWARR
12/02/2019 10:53:01 AM 3 pgs
Fees: $18.00 Taxes: $691.90

20191202-0123441

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192014

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 **$187,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of November, 2019.

Notary Public
My Commission Expires: _____

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 03-20-2022

WARRANTY DEED

THIS INDENTURE, made this 27th day of November, 2019, among:

MONTEZ DUMAS SR., TRUSTEE OF TRANS-LIVING TRUST DATED FEBRUARY 1, 2017

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

AND

MUSIC CITY HOLDINGS, LLC

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 Lot No. 56 on the Plan of Section Two, Highland Trace Subdivision of record in Plat Book 5200, Page 616, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evolutions Transitional Living by Warranty deed from Leland D. Watts, married of record in Instrument No. 20141007-0092803 Register's Office for Davidson County, Tennessee, dated October 01, 2014 and recorded on October 07, 2014.

Being the same property conveyed to Trans Living Trust and Toni Shute, Trustee by Quitclaim deed from Montez Dumas Sr., a single person, owner of Evolutions Transitional Living of record in Instrument No. 20180427-0039810 Register's Office for Davidson County, Tennessee, dated April 23 ,2018 and recorded on April 27, 2018.

Being the same property conveyed to Trans-Living Trust and Montez Dumas, Trustee by Quitclaim deed from Montez Dumas Sr., a single person of record in Instrument No. 20190617-0057899 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on June 17, 2019.

Being also known as 104 Highland Trace Cove Nashville, Tennessee 37207.

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.

Montez Dumas Sr., Trustee of Trans-Living Trust dated February 1, 2017

BY: M. Dumas Sr.
Montez Dumas Sr., Trustee

State of Tennessee
County of

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Montez Dumas Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Trans-Living Trust dated February 1, 2017 the within named bargainor, and that he as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust, by himself as its Trustee.

Witness my hand and official seal this 27th day of November, 2019.

J. Henry Sherrell
Notary Public
My Commission Expires: 3-8-22

J. HENRY SHERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 104 Highland Trace Cove
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 104 Highland Trace Cove
City, State, Zip: Nashville, TN 37207

Tax ID: 059-12-0-029.00