This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192453 **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 **$260,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Bethany D Scott Affiant Sworn to and subscribed before me this 5th day of December, 2019. Notary Public My Commission Expires: 3-7-23

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

WARRANTY DEED

THIS INDENTURE, made this 5th day of December, 2019, among:

Karen Johnson Davidson County
Batch# 326620 DEEDWARR
12/09/2019 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20191209-0126574

MTA ACQUISITIONS LLC

A TENNESSEE LIMITED LIABILITY COMPANY

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".

A certain condominium located in Davidson County, Tennessee, being Unit B, of The Townhomes at 615 River Rouge Drive, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Townhomes at 615 River Rouge Drive of record at Instrument No. 20191120-0120021, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being a portion of the same property conveyed to MTA Acquisitions LLC, a Tennessee limited liability company, by Warranty Deed from Audrey C. Moody, unmarried, of record in Instrument No. 20191104-0113485, Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019.

Being also known as 615 B River Rouge Dr, Nashville, Tennessee 37209.

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.

MTA Acquisitions LLC

BY: _____
Taylor Anderson
ITS: Member

BY: _____
Matthew Anderson
ITS: Member

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Taylor Anderson and Matthew Anderson*** 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 ***Members*** of ***MTA Acquisitions LLC*** the within named bargainor, and that he/she as such ***Members*** 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 ***Members***.

Witness my hand and official seal this 4th day of December, 2019.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 6.24.2023

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 615 River Rouge Dr Unit B
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 615 River Rouge Dr Unit B
City, State, Zip: Nashville, TN 37209

Tax ID: 090-15-0-010.00