Karen Johnson Davidson County
Batch# 328048 DEEDWARR
12/11/2019 09:39:29 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20191211-0127678

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192459

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 **$214,000.00**; 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 6th day of December, 2019

Notary Public
My Commission Expires: 3-7-23

P. BOSHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 6th day of December, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

HANCOCK INVESTMENT PROPERTIES, 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".

Tract 1:

All that tract or parcel of land located in Davidson County, Tennessee, being Lot No. 67 on the Map of Mashburn Heights, as of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Beginning at a point in the east margin of Mashburn Road at the corner of Lots 67 and 68; thence with the line between said lots easterly 130 feet to the corner of Lot 66; thence with the line between lots 66 and 67, southerly 117.4 feet to the north margin of Ennis Road; thence with the margin of the same, westerly 149.2 feet to a concrete monument and continuing westerly 3.5 feet to another concrete monument at the beginning of a curve;

thence around said curve northwesterly 36.1 feet to the east margin of Mashburn Road; thence with the margin of the same, northerly 78.3 feet to the beginning.

Being the same property conveyed to Robert M. Blair and wife, Wanda A. Blair, by Warranty Deed from William B. Whitson and wife, Faye B. Whitson, recorded on the 17th day of March, 1972 in Deed Book 4584, Page 722, in the Register's Office of Davidson County, Tennessee. Robert M. Blair purportedly died on October 17, 2018, per Warranty Deed recorded at Instrument No. 20191008-0103097, leaving Wanda A. Blair as sole surviving tenant by the entirety.

Being a portion of the same property conveyed to Chowch, G.P., a Tennessee General Partnership, by Warranty Deed from Wanda Blair, unmarried, of record in Instrument No. 20191008-0103097, Register's Office for Davidson County, Tennessee, dated October 07, 2019 and recorded on October 08, 2019, and corrected by Scrivener's Affidavit in Instrument No. 20191014-0104770.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Chowch, G.P., a Tennessee General Partnership, of record at Instrument No. 20191211-0127677**, Register's Office for Davidson County, Tennessee, dated** 12.6.19**, recorded** 12.11.19**.**

Being also known as 2713 Mashburn Rd., Nashville, Tennessee 37210.

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 6th day of December, 2019.

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

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

Owner Name & Property Address:

Name: Hancock Investment Properties, LLC
Address: 2713 Mashburn Rd
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Hancock Investment Properties, LLC
Address: 101 Donna wood Ct
City, State, Zip: Hendersonville TN 37075

Tax ID: 119-11-0-055.00