This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192421 **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 **$140,600.00** 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 11th day of December, 2019. Notary Public My Commission Expires: 3.9.23

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

WARRANTY DEED

THIS INDENTURE, made this 11th day of December, 2019, among:

MARY EVANS, EXECUTRIX OF THE ESTATE OF RILEY W. EVANS

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".

Karen Johnson Davidson County
Batch# 330043 DEEDWARR
12/16/2019 10:53:38 AM 3 pgs
Fees: $18.00 Taxes: $520.22

20191216-0129357

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard Property as of record in Book 161, Page 174, Register' s Office for Davidson County. Tennessee.

Said Lot No. 65 fronts 50 feet on the Easterly side of 12th Avenue North formerly Epps Avenue, and runs back between parallel line 115 feet to an alley.

Being the same property conveyed to Riley W. Evans by Installment deed from W. L. Bainbridge Company of record in Book 4368, page 960, Register's Office for Davidson County, Tennessee, dated September 29, 1969 and recorded on September 30, 1969. The said Riley W. Evans having since died intestate 1/8/2012 and his estate entered in probate as Docket no. 13P441 in the probate court for Davidson County, Tennessee, leaving Mary Evans as the Executrix of the his Estate.

Being also known as 1900 12th Ave N Nashville, Tennessee 37208.

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.

The Estate of Riley W. Evans

BY: _____
Mary Evans
ITS Executrix

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mary Evans the Executrix of The Estate of Riley W. Evans, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2019.

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

T. P. BCS HEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1900 12th Ave N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1900 12th Ave N
City, State, Zip: Nashville, TN 37208

Tax ID: 081-07-0-364.00