This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$232,300.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192414	Affiant Sworn to and subscribed before me this 9th day of December, 2019 Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 9th day of December, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

LUKE M DUGGAN

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".

Karen Johnson Davidson County
Batch# 330066 DEEDWARR
12/16/2019 11:17:24 AM 3 pgs
Fees: $18.00 Taxes: $859.51

20191216-0129390

Land in Davidson County, Tennessee, being Lot No. 40 and the Easterly one-half of Lot No. 39 on the Plan of M. N. Young's Inglewood Annex, a Resubdivision of Lots 1-2-3 and 4 of Williams 31 Acre Tract of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 40 and the Easterly part of Lot No. 39 front together 75 feet on the Northerly side of Norvell Avenue and runs back between parallel lines 50 feet to a dead line.

Being the same property conveyed to Johnny J. Minnifee and wife, Loretta Minnifee by Quitclaim deed from Andre J. Minnifee and wife, Dawn Minnifee of record in Book 9672, page 846, Register's Office for Davidson County, Tennessee, dated May 16, 1995 and recorded on May 16, 1995.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Johnny J. Minnifee and wife, Loretta Minnifee of record in Instrument No. 20191216.0129389 **, Register's Office for Davidson County, Tennessee, dated** Dec 9 **, 2019 and recorded on** Dec 16 **, 2019.**

Being also known as 1411 Norvel Ave Nashville, Tennessee 37216.

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 9th day of December, 2019.

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Owner Name & Property Address:

Name: Luka Duggan Design LLC
Address: 1411 Norvel Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Luka Duggan Design LLC
Address: 310 Walnut Drive
City, State, Zip: Nashville TN 37205

Tax ID: 061-15-0-202.00