This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192231

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 **$188,500.00** 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 17th day of December, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 332352 DEEDWARR
12/19/2019 10:12:45 AM 3 pgs
Fees: $18.00 Taxes: $697.45

20191219-0130968

T. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 17th day of December, 2019, among:

LES LAZARUS AND DAN HEICHELBECH

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".

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee and known and designated as Lot No. 79 on the Plan of Section Three Stanford Country Club Estates, recorded in Book 2900, Page 67, of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to William B. Young and wife, Ruth M. Young, by Warranty Deed, from David Z. Harris and wife, Margie H. Harris, dated March 18, 1964, recorded March 20, 1964, of record in Book 3706, Page 597, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daryl Spicer by Successor's Trustee's deed from Anthony R. Steele, Trustee of record in Instrument No. 20190826-0085570 Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 26, 2019 and Bankruptcy in Instrument No. 20181003-0098216.

Being the same property conveyed to Les Lazarus and Dan Heichelbech by Quitclaim deed from Daryl Spicer of record in Instrument No. 20190826-0085571 Register's Office for Davidson County, Tennessee, dated August 23, 2019 and recorded on August 26, 2019.

The herein described property is not now nor ever has been the principal place of residence of the Grantors or Grantors spouse herein.

Being also known as 3064 Jenry Dr Nashville, Tennessee 37214.

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.

Les Lazarus

Dan Heichelbech

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Les Lazarus and Dan Heichelbech, 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 17th 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: Music City Holdings, LLC
Address: 3064 Jenry Dr
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3064 Jenry Dr
City, State, Zip: Nashville, TN 37214

Tax ID: 085-11-0-040.00