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 $194,000.00; 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. 20192499	Affiant Sworn to and subscribed before me this 27th day of December, 2019 Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 27th day of December, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

WANDA WILLIAMS

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".

Land in Davidson County, Tennessee, being Lot No. 427 on the Plan of Priest Lake Park, Section Seven-A of record in Plat Book 5200, Page (s) 107 through 109, inclusive, 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. 427 fronts 119.51 feet on the Southeasterly margin of Clearlake the Southwesterly line to a dead line in the rear, measuring 117.83 feet Drive and extends back 145.00 feet on the Northeasterly line and 227.38 feet on

Karen Johnson Davidson County
Batch# 337137 DEEDWARR
01/02/2020 09:50:15 AM 3 pgs
Fees: $18.00 Taxes: $717.80
20200102-0000194

Being the same property conveyed to Mae Ruth Sanders, unmarried and Lucy B. Tucker, unmarried by Warranty deed from Morris R. Grange and Vivette L. Grange of record in Book 7339, page 612, Register's Office for Davidson County, Tennessee, dated August 28, 1987 and recorded on August 31, 1987.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Mae Ruth Sanders, unmarried and Lucy B. Tucker, unmarried of record in Instrument No. 20200102-0000193, Register's Office for Davidson County, Tennessee, dated December 27, 2019 and recorded on _____, 2019.

Being also known as 281 Clearlake Dr Nashville, Tennessee 37217.

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 27th day of December, 2019.

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

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

Owner Name & Property Address:

Name: Wanda Williams
Address: 281 Clearlake Dr
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Wanda Williams
Address: 1804 Brookvalley Place
City, State, Zip: Mount Juliet TN 37122

Tax ID: 136-06-0-130.00