This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192497 **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 **$220,000.00** 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 2nd day of January, 2020. Notary Public My Commission Expires: 3-7-23

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

WARRANTY DEED

THIS INDENTURE, made this 2nd day of January, 2020, among:

JAMES JOHNSON AKA JAMES W JOHNSON JR.

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".

Land in Davidson County, Tennessee, being Lot No. 12 on the Revised Preliminary Plan of Morrow Road Subdivision, not of record, described according to a survey made by W. W. Turner Company, Engineers, May_, 1949, as follows:

Karen Johnson Davidson County
Batch# 338742 DEEDWARR
01/06/2020 09:38:45 AM 3 pgs
Fees: $18.00 Taxes: $814.00

20200106-0001336

Beginning on the northerly margin of Morrow Road at the corner of Lots Nos. 11 and 12, said point also being 620 feet easterly from the easterly margin of 60th Avenue North; thence with the line between said two lots, northwardly 125 feet; thence easterly 60 feet to the corner of Lots Nos. 12 and 13; thence with the line between said two lots, southwardly 125 feet to the northerly margin of said Morrow Road; thence with the same, westwardly 60 feet to the beginning.

Being the same property conveyed to James W. Johnson and wife, Shirley Johnson by warranty deed from Carlton Cason and wife, Maymie K. Cason of record in Book 5203, page 247, Register's Office for Davidson County, Tennessee, dated 09/20/1963 and recorded on 09/29/1977. The said James W. Johnson predeceased Shirley Johnson. The said Shirley Johnson AKA Shirley Crowell died April 21, 2009 leaving Tilton Crowell and James Johnson as her only heirs.

Being the same property conveyed to Tilton McKinley Crowell by quitclaim deed from James W. Johnson of record in Instrument No. 20090622-0057855 Register's Office for Davidson County, Tennessee, dated 06/21/2009 and recorded on 06/22/2009.

The said Tilton McKinley Crowell AKA Tilton Crowell died testate July 28, 2014 and his Will was entered for Probate only as a muniment of title in case no. 15P1978 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Being the same property conveyed to James Johnson by executor's quitclaim deed from James Johnson, Executor of the Estate of Tilton Crowell of record in Instrument No. 20160111-0002448 Register's Office for Davidson County, Tennessee, dated 01/11/2016 and recorded on 01/11/2016. See also Order of Probate in case no. 15P-1978 of record in Instrument Number 20151222-0128711, said Register's Office.

Being also known as 5816 Morrow Rd Nashville, Tennessee 37209.

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.

James Johnson
aka James W Johnson, Jr

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, James Johnson, 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 2nd day of January, 2020.

Notary Public
My Commission Expires: 3-7-23

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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 5816 Morrow Rd
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 5816 Morrow Rd
City, State, Zip: Nashville, TN 37209

Tax ID: 091-06-0-034.00