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 **$165,000.00**; 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. 20192531	Affiant Sworn to and subscribed before me this 2nd day of January, 2020 Notary Public My Commission Expires: 3-23
After Recording Return To The Above.	

P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

ISABELLA JAMES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

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. 5 on the Plan of Moss-Wood Subdivision of record in Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 5 fronts 60 feet on the southerly margin of James Avenue and extends back 130 feet on the westerly line and 130 feet on the easterly line to a dead line in the rear, measuring 60 feet thereon.

Karen Johnson Davidson County
Batch# 338746 DEEDWARR
01/06/2020 09:42:53 AM 3 pgs
Fees: $18.00 Taxes: $610.50

20200106-0001343

Being the same property conveyed to John F. Castro and wife, Denna C. Castro by Warranty Deed from Associates Financial Services Company, Inc, of record in Book 10329, Page 794, Register's Office for Davidson County, Tennessee, dated January 23, 1997 and recorded on January 24, 1997.

Being the same property vested in Chan McCullough by Final Decree Confirming Sale, recorded December 26, 2001, in Instrument No. 20011226-0141804, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to McCullough Family Properties LLC, a limited liability company, by Quit Claim Deed from Chan McCullough, of record in Instrument No. 20101221-0101456, Register's Office for Davidson County, Tennessee, dated December 01, 2010 and recorded on December 21, 2010.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from McCullough Family Properties, LLC, a limited liability company, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, dated _____ and recorded _____. # 20200106-0001342

Being also known as 660 James Ave Nashville, TN 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 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: _____
Wyatt Tiffany

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** 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 ***Authorized signor*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized signor*** 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 ***Authorized signor.***

Witness my hand and official seal this 2nd day of January, 2020.

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

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

Owner Name & Property Address:

Name: Isabella James, LLC
Address: 660 James Ave
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Isabella James, LLC
Address: 515 Basswood Ave Apt E53
City, State, Zip: Nashville, TN 37209

Tax ID: 091-05-0-016.00