This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192482

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 **$297,237.00** 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 6th day of January, 2020.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 340756 **DEEDWARR**
01/09/2020 09:54:18 AM 3 pgs
Fees: $18.00 Taxes: $1,099.78

20200109-0003117

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

WARRANTY DEED

THIS INDENTURE, made this 6th day of January, 2020, among:

DAVID E BAKER SR., EXECUTOR FOR THE

ESTATE OF FAY H. BAKER

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. 18 on the Plan of Part One, Hanley Subdivision of record in Plat Book 1424, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fay Baker and wife, Juanita O. Baker by Warranty deed from David Aaron Shearon and wife, Ida Bell Shearon of record in Book 2748, page 547, Register's Office for Davidson County, Tennessee, dated May 15, 1958 and recorded on May 16, 1958. The said Juanita O. Baker having since died, Docket No, 15P500, Davidson County Probate vesting fee simple title unto her husband, Fay Baker. The said Fay Homes Baker having since died 4/3/2019, Docket No. 19P1081 and by his Last Will and Testament devised said property unto David E. Baker Sr, as the Executor of the Estate.

Being also known as 920 Riverside Drive Nashville, Tennessee 37206.

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.

Estate of Fay H. Baker

BY: _____

David E Baker, Sr.

Its Executor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, David E Baker, Sr. Executor of the Estate of Fay H. Baker, 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 6th day of January, 2020.

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: 920 Riverside Drive
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 920 Riverside Drive
City, State, Zip: Nashville, TN 37206

Tax ID: 083-07-0-211.00