This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192543

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 which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of January, 2020

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 340759 **DEEDWARR**
01/09/2020 10:00:17 AM 3 pgs
Fees: $18.00 Taxes: $814.00

20200109-0003124

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 7th day of January, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

MARCOS FLORES

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. 107 on the map of Subdivision of Lots Nos. 3 and 4 and parts of Lots 5 and 6 in Cumberland Nurseries Plan, as of record in Book No. 332, Page 148, Register's Office for said County.

Said Lot No. 107 fronts 50 feet on the Southerly side of Peachtree Street, and runs back between parallel lines, 152 feet on the Eastern line and 152.6 feet on the Western line, to an alley.

Being the same property conveyed to Marvin C. Caylor and wife, Rose Caylor, by

Warranty Deed from Cary R. Shipley and wife, Gladys J. Shipley, dated April 03, 1957 and Recorded April 10, 1957 in Book 87, Page 7, in the Register's office for Davidson County, Tennessee.

The said Rose Caylor deceased on or about April 30, 2001, leaving Marvin C. Caylor as surviving tenant by entirety. The said Marvin C. Caylor deceased on or about May 5, 2001, testate, with his Last Will filed under Docket No. 01p-1045, Seventh Circuit Court for Davidson County, Tennessee, leaving subject property to his heirs at law, Robert P. Caylor and Anna Jane Mabrey, per Affidavit of Inheritance of Real Estate recorded in Instrument No. 20010717-0075772, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anna Jane Mabrey, a married woman, by Quitclaim Deed from Robert P. Caylor, a married man (not his homestead) and Anna Jane Mabrey, married, of record in Instrument No. 20020618-0073641 Register's Office for Davidson County, Tennessee, dated June 12, 2002 and recorded on June 18, 2002.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Anna Jane Mabrey AKA Anna J Hartman and David C Hartman , at Instrument No. 20200109-0003123**, Register's Office for Davidson County, Tennessee, dated January 7, 2020 and recorded** January 9, 2020**.**

Being also known as 107 Peachtree St., Nashville, Tennessee 37210.

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 7th day of January, 2020.

T. R. OSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Owner Name & Property Address:

Name: Marcos Flores
Address: 107 Peachtree Street
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Marcos Flores
Address: 104 Rob Roy Ct
City, State, Zip: Franklin TN 37064

Tax ID: 119-06-0-006.00