This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192393

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 **$120,000.00** 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 3rd day of January, 2020.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 340760 **DEEDWARR**
01/09/2020 10:04:58 AM 4 pgs
Fees: $23.00 Taxes: $444.00

20200109-0003125

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 3rd day of January, 2020, among:

CHARLES HIGHERS AND JERRY HIGHERS II

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".

Property in Davidson County, Tennessee:

Unit No. 2, Building A, in a Horizontal Property Regime as shown on the condominium site plan of Kingswood Condominiums, of record in Book 5200, Page 520; with Master Deed recorded in Book 5552, Page 732; and with Amendment to Master Deed recorded in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry M. Highers, unmarried by Warranty Deed from Ronald Stacks, an unmarried person of record in Instrument No. 20000906-0087972, Register's Office for Davidson County, Tennessee, dated August 31, 2000 and recorded on September 06, 2000.
Jerry M Highers having died intestate on or about May 07, 2019 leaving said property to Charles Highers and Jerry Highers, II per Affidavit of Heirships filed in instrument number 20191226-0132702 and 20191226-0132703 recorded in the Register's office for Davidson County, Tennessee dated December 26, 2019.

Being also known as 2929 Selena Drive, Unit 2, Building A, Nashville, Tennessee 37211.

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.

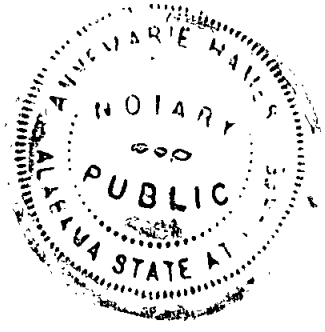
Charles Highers

State of Alabama
County of Covington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Charles Highers, 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: My Commission Expires 5 April 2022



IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jerry Highers II

State of Alabama
County of Covington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jerry Highers II, 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: My Commission Expires 5 April 2022



Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 2929 Selena Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 2929 Selena Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 119-14-0A-002.00-CO