This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192394

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 **$133,600.00**; 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 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 3 pgs
Fees: $18.00 Taxes: $494.32

20200109-0003126

T. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

WESNOTH PARTNERS 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".

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 the same property conveyed to Music City Holdings, LLC by Warranty deed from Charles Highers and Jerry Highers, II of record in Instrument No. 20200109-0003125 **, Register's Office for Davidson County, Tennessee dated January 3, 2020 and recorded on** January 9 **, 2020.**

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 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: _____

Mat Farmer, It's President

State of TENNESSEE
County of WILLIAMSON

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

Witness my hand and official seal this 3rd day of January 2020.

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

_____
Notary Public
My Commission Expires: 3-9-23

Owner Name & Property Address:

Name: Wesnoth Partners LLC
Address: 2929 Selena Dr
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Wesnoth Partners LLC
Address: 2817 West End Ave
City, State, Zip: Nashville TN 37203

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