This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192561

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 **$141,000.00** 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 9th day of January, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 342024 **DEEDWARR**
01/13/2020 08:47:22 AM 3 pgs
Fees: $18.00 Taxes: $521.70

20200113-0003990

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

# WARRANTY DEED

**THIS INDENTURE**, made this 9th day of January, 2020, among:

**RENATA JONES, TRUSTEE OF THE RENATA JONES REVOCABLE LIVING TRUST, DATED DECEMBER 3,2019**

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. 43 and the west one-half of Lot No. 44 on the Map of Section One, Morningside Heights of record in Plat Book 1130, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.**

**Said lot and part of said lot adjoin in front together 117.5 feet on the south side of Berkley Drive and run back between parallel lines 150.1 feet to a dead line.**

**Being the same property conveyed to Larry Jones and wife, Renata Jones, by Special Warranty Deed from Ford Consumer Finance Co., Inc., formerly Ford Motor Credit Company, of record in Book 8494, Page 102, Register's Office for Davidson County, Tennessee, dated February 14, 1991 and recorded on February 19, 1991.**

**Being the same property conveyed to Renata Jones, Trustee of the Renata Jones Revocable Living Trust, dated December 3, 2019, by Warranty Deed from Renata Jones, as surviving widow of Larry Jones, of record in Instrument No. 20191205-0125603, Register's Office for Davidson County, Tennessee, dated December 03, 2019 and recorded on December 05, 2019.**

**Being also known as 108 Berkley Drive, Madison, Tennessee 37115.**

**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.

**Renata Jones, Trustee of the Renate Jones Revocable Living Trust, dated December 3, 2019**

**BY:** Renata Jones Trustee

**Renata Jones, Trustee**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Renata Jones, Trustee of the Renat Jones Revocable Living Trust, dated December 3, 2019, 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 9th day of January, 2020.

Notary Public
My Commission Expires:_____




**Owner Name & Property Address:**

Name: Music City Holdings, LLC
Address: 108 Berkley Drive
City, State, Zip: Madison, TN 37115

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 108 Berkley Drive
City, State, Zip: Madison, TN 37115

**Tax ID: 051-12-0-038.00 & 51-12-39.00**