This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$154,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202579	Affiant Sworn to and subscribed before me this 15th day of January, 2020. Notary Public My Commission Expires: 3/7/22
After Recording Return To The Above.	

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 344120 DEEDWARR
01/16/2020 09:18:11 AM 3 pgs
Fees: $18.00 Taxes: $569.80
20200116-0005703

THIS INDENTURE, made this 15th day of January, 2020, among:

RONALD CUNNINGHAM

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. 412, on the Plan of Section Two, Parkwood Estates, of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronald Cunningham, by Special Warranty Deed from JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2003-BC1, of record in Instrument No. 20050701-0076206 Register's Office for Davidson County, Tennessee, dated June 23, 2005 and recorded on July 01, 2005.

Being the same property conveyed to Steven B. Moore, Sr., by Warranty Deed from Ronald Cunningham, of record in Instrument No. 20051206-0146543, Register's Office for Davidson County, Tennessee, dated December 02, 2005 and recorded on December 06, 2005.

Being the same property conveyed to Ronald Cunningham by Quitclaim Deed from Steven B. Moore, Sr., of record in Instrument No. 20060328-0035202, Register's Office for Davidson County, Tennessee, dated March 24, 2006 and recorded on March 28, 2006.

Being also known as 3263 Spears Road, Nashville, Tennessee 37207.

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.

Ronald Cunningham

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Ronald Cunningham, 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 15th day of January, 2020.

Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 3263 Spears Road
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3263 Spears Road
City, State, Zip: Nashville, TN 37207

Tax ID: 050-14-0-090.00