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 **$162,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202576	Affiant Sworn to and subscribed before me this 15th day of January, 2020 Notary Public My Commission Expires: 2/7/22
After Recording Return To The Above.	

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

Karen Johnson Davidson County
Batch# 344120 **DEEDWARR**
01/16/2020 09:18:11 AM 3 pgs
Fees: $18.00 Taxes: $599.40
20200116-0005704

ELLIS REAL ESTATE, LLC
A TENNESSEE LIMITED LIABILITY COMPANY
AND KEVIN VANDERKOLK

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. 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 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 the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Ronald Cunningham, of record in Instrument No. 20200116-0005403**, Register's Office for Davidson County, Tennessee, dated _____ and recorded _____.**

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 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 15th day of January, 2020.

Bethany D Scott
Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Ellis Real Estate, LLC and Kevin Vanderkolk
Address: 3263 Spears Rd
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Ellis Real Estate, LLC and Kevin Vanderkolk
Address: 705 Thurrock Circle
City, State, Zip: Brentwood TN 37027

Tax ID: 050-14-0-090.00