This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192547 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 $302,300.00 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 15th day of January, 2020. Notary Public My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

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

FRANK H. MIX, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

Karen Johnson Davidson County
Batch# 344122 DEEDWARR
01/16/2020 09:21:21 AM 3 pgs
Fees: $18.00 Taxes: $1,118.51
20200116-0005708

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 Part of Lots No. 252, and 253, on the Plan of Inglewood Place, of record In Book 332, page 101, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by T. R. Sanford, June 7, 1949 as follows:

Beginning at the northwest intersection of Kennedy Avenue and Stratford Avenue, thence with the margin of Kennedy Avenue, North 29 degrees, 28 minutes East 179 feet to an iron pin on the South line of Lot no. 5 of the Williams Plan, of record in Book 2, page 128, of the Chancery Court at Nashville, said point being 10.9 feet East of the original corner of Lots Nos. 252 and 253 of said Inglewood Subdivision; thence North 67 degrees west along the south line of lot No. 5 of said William's Plan, 100 feet to an old Iron pin which is 16.5 feet of the original line of Lot 253; thence South 23 degrees, 34 minutes West 142 feet to an old iron pin in the north margin of Stratford Avenue; thence with the margin of the same, South 45 degrees, 12 minutes East 88 feet to the beginning.

Being the same property conveyed to Frank H. Mix, unmarried, by Warranty Deed from Van Christian, married, of record in Instrument No. 20030904-0128475, Register's Office for Davidson County, Tennessee, dated August 27, 2003 and recorded on September 04, 2003.

Being also known as 1329 Stratford Avenue, Nashville, Tennessee 37216.

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.

Frank H. Mix

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Frank H. Mix, 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.

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/7/22

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1329 Stratford Avenue
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1329 Stratford Avenue
City, State, Zip: Nashville, TN 37216

Tax ID: 072-04-0-74.00