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 **$308,000.00**; 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. 20192548	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

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

RAJA PROPERTIES, LLC

including all heirs, successors and/or assigns (the "**Grantee**").

Karen Johnson Davidson County
Batch# 344122 DEEDWARR
01/16/2020 09:21:21 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20200116-0005709

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 the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Frank H. Mix, of record at Instrument No. _____, Register's Office for Davidson County, Tennessee, dated _____ and recorded _____. * 20200116-0005708

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 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.

_____
Notary Public
My Commission Expires: 3-7-23

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

Owner Name & Property Address:

Name: RAJA Properties, LLC
Address: 1329 Stratford Avenue
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: RAJA Properties, LLC
Address: PO Box 387
City, State, Zip: Goodlettsville TN 37070

Tax ID: 072-04-0-74.00