This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202597

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 **$132,552.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of January, 2020

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 350548 DEEDWARR
01/30/2020 09:39:32 AM 3 pgs
Fees: $18.00 Taxes: $490.44

20200130-0011046

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

WARRANTY DEED

THIS INDENTURE, made this 27th day of January, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

LANIER DRIVE PARTNERS

A Tennessee General Partnership
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 Lots Nos. 18 and 19, Block E, Bringhurst Reid Companys Rainbow Terrace as of record in Book 843, Page 9, Register's Office for Davidson County, Tennessee and revised in Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Said Lot Nos. 18 and 19 front 50 feet each on the Northwesterly side of Lanier Drive and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jimmy D. Tucker and wife, Cynthia D. Tucker by Warranty Deed from Ralph Edward Haddock and wife, Karen Haddock of record in Book 6983, Page 210, Register's Office for Davidson County, Tennessee, dated September 12, 1986 and recorded on September 22, 1986.

Being the same property conveyed to Jimmy D. Tucker by Quitclaim Deed from Cynthia D. Tucker of record in Instrument No. 20111222-0099944, Register's Office for Davidson County, Tennessee, dated December 19, 2011 and recorded on December 22, 2011.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Jimmy D. Tucker, of record in Instrument No. 20200130-0011045, **Register's Office for Davidson County, Tennessee, dated** 1-30-2020 **and recorded** _____.

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 27th 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: Lanier Drive Partners
Address: 424 Lanier Drive
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Lanier Drive Partners
Address: 8011 Brooks Chapel Rd Unit 2225
City, State, Zip: Brentwood TN 37024

Tax ID: 052-02-0-016.00