This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202636

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 **$164,000.00**; 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# 350562 DEEDWARR
01/30/2020 09:58:24 AM 3 pgs
Fees: $18.00 Taxes: $606.80

20200130-0011084

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

HENSLEY GROUP, LLC

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. 175 on the Plan of Sterling Heights, Section 5,as of record in Book 1835, Page 37, in the Register's Office for said County,

Said Lot No. 175 fronts 85.0 feet on the southeasterly side of Sandra Drive an extends back 148.3 feet on the northeasterly line and 102.2 feet on the southwesterly line, to a dead line in the rear, measuring 97.2 feet thereon.

Being the same property vested in Ida Arminda Kelly Wilson by Final Decree of Divorce from Dorris Junior Wilson, at Cause No. 74980, Circuit Court for Davidson County, Tennessee, and recorded in Book 5044, Page 367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sara Turner, a married woman, by Quitclaim Deed from Ida Arminda Kelly Wilson, an unmarried woman, of record in Instrument No. 20190920-0095678 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 20, 2019.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Sara Turner, of record in Instrument No. 20200130-0011083 **Register's Office for Davidson County, Tennessee, dated January 27, 2020 and recorded** 1/30 **,2020.**

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: ~~The~~ Hensley Group, LLC
Address: 2206 Sandra Drive
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: ~~The~~ Hensley Group, LLC
Address: 2017 Rolling Creek Drive
City, State, Zip: Murfreesboro TN 37128

Tax ID: 119-02-0-238.00