This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202588

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 **$178,000.00** 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 29th day of January, 2020.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 350567 **DEEDWARR**
01/30/2020 10:04:51 AM 3 pgs
Fees: $18.00 Taxes: $658.60

20200130-0011093

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

WARRANTY DEED

THIS INDENTURE, made this 29th day of January, 2020, among:

PAUL DAVID HUNTER AND GRACIELA VEGA HUNTER

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

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 Lot No. 97 on the Plan of E. B. Craig's

Subdivision of the Crownover Property of record in Book 894, Pages 640 and 641, in the Register's Office for said County.

Said Lot No. 97 fronts 50 feet on the westerly side of Burrus Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Paul David Hunter and wife, Wanda M. Hunter, by Warranty Deed from James H. Knight and wife, Robbie Lynn Knight of record in Book 5386, Page 221, Register's Office for Davidson County, Tennessee, dated January 16, 1979 and recorded on January 17, 1979.

Being the same property conveyed to Paul David Hunter by Quitclaim Deed from Wanda June Mix Hunter, of record in Book 5653, Page 936, Register's Office for Davidson County, Tennessee, dated September 22, 1980 and recorded on September 22, 1980.

Being the same property conveyed to Thomas D. Steele, Trustee, by Quitclaim Deed from Paul David Hunter of record in Book 7277, Page 14, Register's Office for Davidson County, Tennessee, dated June 24, 1987 and recorded on June 24, 1987, and within the same deed, the said Thomas D. Steele, Trustee, conveyed his interest in the subject property to Paul David Hunter and Graciela Vega Hunter.

Being also known as 3717 Burrus St, Nashville, Tennessee 37209.

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.

Paul David Hunter

Graciela Vega Hunter

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Paul David Hunter and Graciela Vega Hunter, 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 29th day of January, 2020.

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

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 3717 Burrus St
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3717 Burrus St
City, State, Zip: Nashville, TN 37209

Tax ID: 061-14-0-177.00