This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202616

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 **$101,520.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Rhonda Battiato
Affiant

Sworn to and subscribed before me this 31st day of January, 2020.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 355581 DEEDWARR
02/10/2020 08:57:15 AM 3 pgs
Fees: $18.00 Taxes: $375.62

20200210-0014802

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

WARRANTY DEED

THIS INDENTURE, made this 31st day of January, 2020, among:

SHARON ANN SMITH AND AND RHONDA BATTIATO, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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. 99 on the Plan of Madison Park, Section 3 of record in Book 3500, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 99 Fronts 81.0 feet on the southerly side of Roosevelt Avenue and as measured around a slight curve and runs back 143.1 on the easterly side and 145.0 feet on the westerly side, to a dead line in the rear, measuring 60.57 feet thereon.

Being the same property conveyed to Joseph L. Jones and wife, Barbara R. Jones, by Warranty Deed from M. F. Anderson, Jr., and wife Betty Anderson, of record in Book 4018, Page 442, Register's Office for Davidson County, Tennessee, dated May 10, 1966 and recorded on May 20, 1966.

Betty Anderson has since died on March 15, 2017.

Being the same property conveyed to Joseph L. Jones, Sharon Ann Smith and Rhonda D. Battiato, as tenants in common with right of survivorship, by Quitclaim Deed from Joseph L. Jones, of record in Instrument No. 20170505-0044619, Register's Office for Davidson County, Tennessee, dated May 04, 2017 and recorded on May 05, 2017.

Joseph Leonard Jones having sincg died on October 9, 2019, vesting the property in Sharon Ann Smith and Rhonda D. Battiato, as Tenants in Common With Right of Survivorship

Being also known as 512 Roosevelt Ave Madison TN 37115

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.

Sharon Ann Smith

Sharon Ann Smith

Rhonda Battiato

Rhonda Battiato

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sharon Ann Smith and Rhonda Battiato, 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 31st 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: 512 Roosevelt Avenue
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 512 Roosevelt Avenue
City, State, Zip: Madison, TN 37115

Tax ID: 043-06-0-204.00