This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202669

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 **$127,000.00**; 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 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: $469.90

20200210-0014803

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

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

SHIV ARYA

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. 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 since 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 the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Sharon Ann Smith and Rhonda D. Battiato of record in Instrument No. 20200210-0014807 **Register's Office for Davidson County, Tennessee, dated January 31,2020and recorded** February 10 **,2020.**

Being also known as 512 Roosvelt 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 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 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: Shiv Arya
Address: 512 Roosevelt Ave
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Shiv Arya
Address: 5514B Urbandale Avenue
City, State, Zip: Nashville TN 37209

Tax ID: 043-06-0-204.00