This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202684

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 **$221,000.00** 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 10th day of February, 2020.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 357735 DEEDWARR
02/13/2020 09:51:42 AM 3 pgs
Fees: $18.00 Taxes: $817.70

20200213-0016582

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

# WARRANTY DEED

**THIS INDENTURE**, made this 10th day of February, 2020, among:

**ELAINE M. MOORE AND BRET D. MOORE, AS JOINT TENANTS IN COMMON**

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. 192 on the Map of Subdivision of The Water Place on Maxey Lane, of record in Plat Book 332, Pages 136 and 137, in the Register's Office for Davidson County.**

**Said Lot No.192 fronts 50 feet on the Southerly side of Drury Avenue and runs back between parallel lines 150 feet to an alley**

**Being the same property conveyed to Elaine M. Moore, single, by Warranty Deed from Samuel E. Spencer, unmarried, of record in Instrument No. 20150604-0052567, Register's Office for Davidson County, Tennessee, dated April 13, 2015 and recorded on June 04, 2015. (Value of consideration shown in aforementioned deed $150,000.00.)**

**Mayme A. Spencer having deceased on or about December 14, 2014, per above deed.**

**Being the same property conveyed to Elaine M. Moore and Bret D. Moore, as joint tenants in common, by Quitclaim Deed from Elaine M. Moore, single, of record in Instrument No. 20150709-0066803, Register's Office for Davidson County, Tennessee, dated July 08, 2015 and recorded on July 09, 2015. (Value of consideration shown in aforementioned deed $0.00.)**

**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.

Elaine M. Moore

**Elaine M. Moore**

**Bret D. Moore**

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Elaine M. Moore and Bret D. Moore, 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 10th day of February, 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: 1612 Litton Avenue
City, State, Zip: Nashville, TN 37216

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 1612 Litton Avenue
City, State, Zip: Nashville, TN 37216

**Tax ID: 072-11-0-382.00**