This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202686 **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 **$232,000.00**; 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 6th day of February, 2020 Notary Public My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 6th day of February, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

EMS INVESTING, 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".

Karen Johnson Davidson County
Batch# 357735 DEEDWARR
02/13/2020 09:51:42 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20200213-0016583

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.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Elaine M. Moore and Bret D. Moore, as Joint Tenants in Common, of record in Instrument No. 20202213-0016582, **Register's Office for Davidson County, Tennessee, dated** 2/10/2020 **and recorded on** 2/13/2020.

Being the same property conveyed to EMS Investing. LLC by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, dated _____ and recorded on _____.

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 10th day of February, 2020.

_____
Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: EMS investing, LLC
Address: 1612 Litton Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: EMS investing, LLC
Address: 1017 Hunts Lane
City, State, Zip: Hendersonville, TN 37075

Tax ID: 072-11-0-382.00

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON