Name and Address of New Owner:
Music City Holdings, LLC
214 2nd Avenue North
Ste 203
Nashville, TN 37201

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 148-06-0-101.00

Karen Johnson Davidson County
Batch# 360665 DEEDWARR
02/20/2020 09:45:08 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20200220-0018854

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amanda Dean, Trustee of The 3816 Syfert Ln Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings, LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Murray Heights of record in Plat Book 2663, Page 37, 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. 72 fronts 68.83 feet on the Easterly side of Syfert Lane and runs back 186.6 feet on the Northerly line and 193 feet on the Southerly line, to a dead line, on , which measures 80 feet.

Being the same property conveyed to Frank W. Jenkins and wife, Betty H. Jenkins by Warranty deed from Ridgeview Homes Company of record in Book 2801, page 393, Register's Office for Davidson County, Tennessee, dated August 18, 1958 and recorded on August 21, 1958.

Subsequently, Frank W. Jenkins having died June 4. 2014 and title having vested in Betty H. Jenkins as surviving tenant by the entirety. Then Betty H. Jenkins having died intestate September 8, 2014 and her interest having vested in her heirs at law, Mitchell A. Jenkins, Pamela A. Perry and Cinthia A. Yates. The said Betty H. Jenkins' Estate having been administered in the Probate Court for Davidson County, Tennessee, Docket No. 14P-1524.

Being a portion of the same property conveyed to Pamela A. Perry, unmarried by Quitclaim deed from Mitchell A. Jenkins, married, Pamela A. Perry, unmarried, and Cinthia A. Yates, unmarried, of record in Instrument No. 20150709-0066717 Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on July 09, 2015.

Being the same property conveyed to Amanda Dean, Trustee of the 3816 Syfert Lane Trust by Warranty Deed from Pamela A. Perry, signed and recorded January 16, 2020, in Instrument No. 20200116-0005873 , Register's Office for Davidson County, Tennessee.

Being improved property also known as 3816 Syfert Lane, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of February, 2020.

The 3816 Syfert Ln Trust

By: _____
Amanda Dean, Trustee

State of Tennessee
County of Davidson

Before me, Lauren Lambert of the state and county mentioned, personally appeared Amanda Dean, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of The 3816 Syfert Ln Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 13th day of February, 2020.

Notary's Signature
My commission expires: 03-23-21

LAUREN LAMBERT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of February, 2020.

Notary Public
My commission expires: 03-23-21
File No. 2020-593

LAUREN LAMBERT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY