This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202734

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 **$184,500.00**; 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 13th day of February, 2020

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 360665 DEEDWARR
02/20/2020 09:45:08 AM 3 pgs
Fees: $18.00 Taxes: $682.65

20200220-0018855

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

# WARRANTY DEED

**THIS INDENTURE**, made this 13th day of February, 2020, among:

## MUSIC CITY HOLDINGS, LLC

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

**AND**

## TN HOUSING SOLUTIONS, 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".

**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 Pamela A. Perry, 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 Ln Trust, by Warranty Deed from Pamela A. Perry, of record in Instrument No. 20200116-0005873, Register's Office for Davidson County, Tennessee, dated January 16, 2020 and recorded on January 16, 2020.**

**Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Amanda Dean, Trustee of The 3816 Syfert Ln Trust, of record in Instrument No.** 20200220-0011852**, Register's Office for Davidson County, Tennessee, dated** 2-20-2020 **and recorded on _____.**

**Being the same property conveyed to Being the same property conveyed to TN Housing Solutions, LLC, by Warranty Deed from Music City Holdings, LLC of record in Instrument No.** 20200220-0018855**, Register's Office for Davidson County, Tennessee, dated _____ and recorded on** 2-20-2020

**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 13th day of February, 2020.

_____
Notary Public
My Commission Expires: 3-7-23

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

**Owner Name & Property Address:**

Name: TN Housing Solutions, LLC
Address: 3816 Syfert Ln
City, State, Zip: Nashville, TN 37211

**Responsible Party For Taxes:**

Name: TN Housing Solutions, LLC
Address: 716 N Lake Circle
City, State, Zip: Brentwood TN 37027

**Tax ID:** 148-06-0-101.00