This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Suite 140 Franklin, TN 37067 File No. 20202740 **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 **$340,000.00**; 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 24th 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 24th day of February, 2020, among:

LAWRENCE H HART AND MARIJANE K. HART, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Music City Holdings, LLC

Karen Johnson Davidson County
Batch# 364217 **DEEDWARR**
02/27/2020 09:35:21 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200227-0021790

of Davidson County, Tennessee, 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. 22 on the Plan of Block A, Broadmoor subdivision of record in Plat Book 547, Page (s) 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason H. Hart by Warranty deed from Lawrence H. Hart and wife, Marijane K. Hart of record in Instrument No. 20130610-0058803 Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 10, 2013.

Being the same property conveyed to Lawrence H. Hart and wife, Marijane K. Hart by Quitclaim deed from Jason H. Hart of record in Instrument No. 20150707-0065763 Register's Office for Davidson County, Tennessee, dated July 06, 2015 and recorded on July 07, 2015.

Lawrence H. Hart is also known as Lawrence Howard Hart

Marijane K. Hart is also known as Mari Jane Hart

Being also known as 1023 Maplewood Place Nashville, Tennessee 37216.

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 by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Insttrument: 20190131-0009416 and 20190131-0009417, in the aforementioned Registers Office.

Lawrence H Hart by **Jason Hamilton Hart**, **Attorney-in-Fact**

Marijane K. Hart by **Jason Hamilton Hart**, **Attorney-in-Fact**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jason Hamilton Hart**, 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, and who further acknowledged that such person is the attorney-in-fact of **Lawrence H Hart and Marijane K. Hart,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2020.

Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1023 Maplewood Place
City, State, Zip: Nashville, TN ~~38401~~ 37216

Tax ID: 061 07 0 188.00

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1023 Maplewood Place
City, State, Zip: Nashville, TN ~~38401~~ 37216

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON