This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$345,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202743	Affiant Sworn to and subscribed before me this 24th day of February, 2020. Notary Public My Commission Expires: 5/15/2021
After Recording Return To The Above.	

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 2020, among:

MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

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

AND

GOLD STAR HOME RENOVATIONS, LLC

including all heirs, successors and/or assigns (the "**Grantee**").

Karen Johnson Davidson County
Batch# 364217 DEEDWARR
02/27/2020 09:35:21 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200227-0021791

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 Lawrence H. Hart and wife, Marijane K. Hart by Warranty deed from Mark S. Orr and wife, Julee A. Orr of record in Book 9108, page 826, Register's Office for Davidson County, Tennessee, dated September 28, 1993 and recorded on October 07, 1993.

Being the same property conveyed to Hal Hasting Hart a one-fifth (1/5) interest in the said property creating a Joint Tenancy with the right of survivorship by Quitclaim deed from Lawrence H. Hart and wife, Marijane K. Hart of record in Book 10094, page 817, Register's Office for Davidson County, Tennessee, dated June 13, 1996 and recorded on June 21, 1996 .

Being the same property conveyed to Jason H. Hart and Lindsey H. Hart by Warranty deed from Lawrence H. Hart and wife, Marijane K. Hart of record in Book 11473, page 227, Register's Office for Davidson County, Tennessee, dated March 01, 1999 and recorded on May 11, 1999.

Being the same property conveyed to Lawrence H. Hart and wife, Marijane K. Hart by Quitclaim deed from Jason H. Hart and Lindsey Hart Manolache Aka Lindsey H. Hart of record in Instrument No. 20120330-0027112 Register's Office for Davidson County, Tennessee, dated March 27, 2012 and recorded on March 30, 2012.

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.

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 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 24th day of February, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Michelle Vazaquez
Address: 1023 Maplewood Place
City, State, Zip: Nashville, TN 37216

Responsible Party for Taxes:

Name: Michelle Vazaquez
Address: 814 Aventura dr
City, State, Zip: Mt. Juliet T.N 37122

Tax ID: 061 07 0 188.00