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 $275,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202736	Douglas T. Goodman Affiant Sworn to and subscribed before me this 28th 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

Karen Johnson Davidson County
Batch# 367976 DEEDWARR
03/05/2020 10:50:32 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200305-0024733

THIS INDENTURE, made this 28th day of February, 2020, among:

DOUGLAS T. GOODMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, 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. 4 on the Plan of Map of Subdivision of Part of The Weakley Home Place of record in Plat Book 421, Page 36, 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 Glenn Murray Mitchell and wife, Grace Mitchell, by Warranty Deed from Walter E. Sykes and wife, Sadie E. Sykes, of record in Book 1555, Page 223, Register's Office for Davidson County, Tennessee, dated August 20, 1947 and recorded on December 31, 1947.

Grace Mitchell is deceased, having been predeceased by Glenn Murray Mitchell, she left the property to her children Janice Mitchell Osborne, Rebecca Mitchell Goodman and Thomas Murray Mitchell by Last Will and Testament, per the below Deed. Unable to obtain any information on Grace Mitchell or Glenn Murray Mitchell.

Being the same property conveyed to Rebecca Mitchell Goodman and Douglas T. Goodman, by Quitclaim Deed from Janice Mitchell Osborne and Thomas Murray Mitchell, of record in Instrument No. 20010829-0093937, Register's Office for Davidson County, Tennessee, dated August 14, 2001 and recorded on August 29, 2001.

Being the same property conveyed to Douglas T. Goodman by Quitclaim Deed from Rebecca Mitchell Goodman, of record in Instrument No. 20080404-0034274, Register's Office for Davidson County, Tennessee, dated April 3, 2008 and recorded on April 4, 2008.

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.

Douglas T. Goodman

Douglas T. Goodman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Douglas T. Goodman, 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.

Witness my hand and official seal this 28th day of February, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 906 N 14th Street
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 906 N 14th Street
City, State, Zip: Nashville, TN 37206

Tax ID: 083-05-0-346.00