Karen Johnson Davidson County
Batch# 372839 DEEDWARR
03/16/2020 10:24:07 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20200316-0028690

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202812 **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 **$155,000.00**; 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 12th day of March, 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 12th day of March, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

ELLIS REAL ESTATE, LLC AND KEVIN VANDERKOLK

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. 7 on the Plan of Section One, Parkwood Estates of record in Plat Book 2900, Page(s) 119 and 120, 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 Brenda R. Freeman, unmarried by Warranty Deed from Lora Smith White, unmarried of record in Instrument No. 20000524-0052096, Register's Office for Davidson County, Tennessee, dated May 19, 2000 and recorded on May 24, 2000.

Being the same property conveyed to HBG Holdings LLC, a Tennessee limited liability company by Warranty Deed from Brenda R. Freeman, unmarried of record in Instrument No. 20200210-0014819 Register's Office for Davidson County, Tennessee, dated February 06, 2020 and recorded on February 10, 2020.

Being the same property conveyed to Music City Holdings, a Tennessee limited liability company by Warranty Deed from HBG Holdings LLC, a Tennessee limited liability company of record in Instrument No. 20200316-0028089 **Register's Office for Davidson County, Tennessee, dated** 3/12/2020 **and recorded on** 3/16/2020

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 12th day of March, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

Owner Name & Property Address:

Name: Ellis Real Estate, LLC and Kevin Vanderkolk
Address: 3058 W. Richmond Hill Drive
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Ellis Real Estate, LLC and Kevin Vanderkolk
Address: 705 Thurrock Circle
City, State, Zip: Brentwood, TN 37027

Tax ID: