(1)

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202822 **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 **$96,000.00;** 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 13th day of March, 2020 Notary Public My Commission Expires: 5/18/2021

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

RAJA PROPERTIES, LLC

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

Karen Johnson Davidson County
Batch# 374598 DEEDWARR
03/19/2020 09:52:46 AM 3 pgs
Fees: $18.00 Taxes: $355.20
20200319-0030328

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. 6 of Block C on the revised plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, Page 7, 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 Jessee J. Lee and wife, Grace S. Lee, by Quitclaim Deed from Cheryl J. Ivey of record in Book 5942, Page 380, Register's Office for Davidson County, Tennessee, dated September 27, 1982 and recorded on September 28, 1982.

Being the same property conveyed to Wayen Slayden by Quitclaim Deed from Grace S. Lee of record in Book 6252, Page 729, Register's Office for Davidson County, Tennessee, dated March 19,

1984 and recorded on March 20, 1984.

Being the same property conveyed to Grace S. Lee by Quitclaim Deed from Wayne Slayden of record in Book 7432, Page 518, Register's Office for Davidson County, Tennessee, dated December 22, 1987 and recorded on December 22, 1987.

Pursuant to Order Admitting Will to Probate to Establish Muniment of Title, recorded on September 22, 2015 in Instrument No. 20150922-0096273, and on November 02, 2015, in Instrument No. 20151102-0111590, Register's Office of Davidson County, Tennessee, Last Will and Testament of Grace Bell Lee, recoded on September 22, 2015, in Instrument No. 20150922-0096274, and on November 02, 2015, in Instrument No. 20151102-0111591.Register's Office of Davidson County, Tennessee, devised subject property to Wayne Cavert Slayden.

Being the same property conveyed to Edwin G. Crowley, Jr., Donna K. Crowley and Karla D. Baker by Warranty deed from Wayne Cavert Slayden, grandson and beneficiary under the Will of Grace Bell Lee, reserving a life estate, of record in Instrument No. 20151116-0116166 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 16, 2015.

Being the same property conveyed to Edwin G. Crowley, Jr and wife, Donna K. Crowley, as tenants in common with full rights of survivorship by Quitclaim Deed from Karla D. Baker, an unmarried person of record in Instrument No. 20180810-0079224 Register's Office for Davidson County, Tennessee, dated August 08, 2018 and recorded on August 10, 2018.

Being the same property conveyed to Music City Holdings LLC by Warranty Deed from Edwin G. Crowley, Jr and wife, Donna K. Crowley, as tenants in common with full rights of survivorship and Wayne Cavert Slayden of record in Instrument No. 20200317 0029614 **Register's Office for Davidson County, Tennessee, dated** 3/13/2020 **and recorded on** 3/17/2020**.**

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 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: RAJA Properties, LLC
Address: 828 Argle Ave
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: RAJA Properties, LLC
Address: 132 Shorecrest Cir
City, State, Zip: Hendersonville, TN 37075

Tax ID: 051-04-0-16.00