This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202673 **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 **$527,500.00** 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 ___ day of March, 2020. Notary Public My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Karen Johnson Davidson County
Batch# 374601 **DEEDWARR**
03/19/2020 10:01:02 AM 3 pgs
Fees: $18.00 Taxes: $1,951.75

20200319-0030332

THIS INDENTURE, made this 3rd day of March, 2020, among:

LADY CORDER CHAPMAN, CURRY CLINTON CORDER, FRANCES CORDER FRELIX, GWENDOLYN CORDER RUCKER, GLORIA WALTON, KIMBERLY CORDER, MICHAEL LEWIS CORDER, RONALD JAMES CORDER, LEON CORDER, JR. AND TIMOTHY CORDER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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. 3 on the Plan of E.T. Lewis Subdivision of the south part of Lot No. 47 of Waverly Land Company's Plan, as of record in Book 421, page 87, Register's Office for said County described as follows:

BEGINNING on the southeasterly margin of Elliott, formerly Kirkman Avenue, at the corner of Lots Nos. 2 and 3; thence eastwardly with the line between said two lots, 202 1/2 feet to the westerly line of an open court; thence with said line, northeastwardly 17 feet 3 inches to the northeast corner of said Lot No. 3; thence with the northeasterly line of said lot, northwestwardly 200 feet to the southeastwardly 67 feet 1 inch to the beginning.

Being the same property conveyed to Walter E. Corder and wife, Edna M. Corder, by Warranty Deed from Clara Black Davis, unmarried, of record in Book 4638, Page 427, Register's Office for Davidson County, Tennessee, dated September 08,1972 and recorded on September 18,1972.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Lady Corder Chapman
Lady Corder Chapman

Frances Corder Frelix
Frances Corder Frelix

Gwendolyn Corder Rucker
Gwendolyn Corder Rucker

Gloria R. Walton
Gloria Walton

K. Corder
Kimberly Corder

Michael Lewis Corder
Michael Lewis Corder

Ronald J. Corder Sr
Ronald James Corder

Leon Corder Jr.
Leon Corder, Jr.

T. Corder
Timothy Corder

John Willie Corder
John Willie Corder

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Lady Corder Chapman, Frances Corder Frelix and Gwendolyn Corder Rucker, Gloria Walton and Kimberly Corder, Michael Lewis Corder and Ronald James Corder, Leon Corder, Jr. and Timothy Corder, and John Willie Corder, 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 31st day of March, 2020.

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Curry Clinton Corder
Curry Clinton Corder

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Curry Clinton Sorder 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.

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1902 Elliott Ave
City, State, Zip: Nashville, TN 37204

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1902 Elliott Ave
City, State, Zip: Nashville, TN 37204

Tax ID: 105-09-0-431.00

The said Walter E. Corder deceased on or about February 17, 2008, leaving Edna M. Corder as surviving tenant by the entirety.

The said Edna M. Corder deceased on or about December 30, 2018, leaving her Last Will and Testament filed of record in Instrument No. 20191219-0131180, Register's Office for Davidson County, Tennessee; with her Probate filed at Case No. 19P-1037, Seventh Circuit Court for Davidson County, Tennessee. Said Probate is still open.

Being the same property conveyed to Robert Greene, Trustee, for the express purpose of creating an interest as Joint Tenants with Right of Survivorship from Lady Corder Chapman and Curry Clinton Corder and Frances Corder Frelix and Gwendolyn Corder Rucker and Gloria Walton and Kimberly Corder and Michael Lewis Corder and Ronald James Corder and Leon Corder, Jr. and Timothy Corder, dated January 12, 2020, of record in Instrument No. 20200128-0010320, Register's Office for Davidson County, Tennessee.

Now being the same property conveyed to Lady Corder Chapman and Curry Clinton Corder and Frances Corder Frelix and Gwendolyn Corder Rucker and Gloria Walton and Kimberly Corder and Michael Lewis Corder and Ronald James Corder and Leon Corder, Jr. and Timothy Corder, as Joint Tenants With Right of Survivorship by Quitclaim Deed from Robert Greene, Trustee, dated January 12, 2020, of record in Instrument No. 20200128-0010320, Register's Office for Davidson County, Tennessee.

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.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Curry Clinton Corder, 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 31st day of March, 2020.

PATRICIA A. BLACKMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

Patricia A. Blackmon
Notary Public
My Commission Expires: 9-7-2021