| 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 **$550,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. |
|---|---|
| Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20202674 | Affiant<br>Sworn to and subscribed before me this 3rd day of March, 2020<br>Notary Public<br>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 3rd day of March, 2020, among:

**MUSIC CITY HOLDINGS, LLC**

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

**AND**

**HEATHER C. FRANK AND GREGORY J. FRANK**

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

Karen Johnson Davidson County
Batch# 374601 DEEDWARR
03/19/2020 10:01:02 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20200319-0030333

## 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.**

**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 Music City Holdings, LLC, by Warranty Deed from the Estate of Edna Mae Corder, and John Willie Corder, of record in Instrument No.** 20200319-0030332 **, dated** 3/3/2020 **and recorded** 3/19/2020 **.**

**Being the same property conveyed to Heather C, Frank and Gregory J. Frank by Warranty Deed from Music City Holdings, LLC, of record in Instrument No.** 20200319-0030333 **, dated** 3/3/2020 **and recorded** 3/19/2020

**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 3rd day of March ~~February~~, 2020.

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

**Owner Name & Property Address:**

Name: Heather Frank
Address: 1902 Elliott Ave
City, State, Zip: Nashville, TN 37204

**Responsible Party For Taxes:**

Name: Heather Frank
Address: 7704 Las Cruces Ave
City, State, Zip: Bakersfield, CA 93309

**Tax ID:** 105-09-0-431.00

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON