Karen Johnson Davidson County
Batch# 378766 DEEDWARR
03/27/2020 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20200327-0033469

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202895

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 **$140,000.00** 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 27th day of March, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

WARRANTY DEED

THIS INDENTURE, made this 27th day of March, 2020, among:

CENTEJAS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

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

AND

MUSIC CITY HOLDINGS, LLC

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 Southerly 52 feet of Lot No. 45 on the Plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 405 fronts 52 feet on the Easterly side of 18th Avenue North, formerly Line or Salem Street and runs back 271 feet, more or less, on the Northerly line and 283 feet on the Southerly line to an alley, measuring 52 feet thereon.

Being the same property conveyed to Our Heavenly Home, LLC, a Nevada limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20190530-0051125, Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on May 30, 2019.

Being the same property conveyed to Centejas Investments, LLC, a Texas limited liability company, by Trustee's Deed from Leslie A. Garside, as Trustee, of record in Instrument No. 20200221-0019170, Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 21, 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 have executed this instrument on the date first above written.

Centejas Investments, LLC

BY: _____
Jeff Katz, Authorized Manager

State of TEXAS
County of EL PASO

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeff Katz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Manager of Centejas Investments, LLC and as such Authorized Manager, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 25th day of March, 2020.

_____
Notary Public
My Commission Expires: 11/1/2020

MONICA NOEMI GONZALEZ
Notary Public, State of Texas
Comm. Expires 11-01-2020
Notary ID 126638634

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1616 Dr D B Todd Jr Blvd
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1616 Dr D B Todd Jr Blvd
City, State, Zip: Nashville, TN 37208

Tax ID: 081-15-0-195.00

True Copy Certification

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Nick Harris who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/15/2021

Notary' Seal (if on paper)

