This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202876 **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 **$199,100.00**; 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 19th 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 19th day of March, 2020, among:

MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

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

AND

WANDA WILLIAMS

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

Karen Johnson Davidson County
Batch# 389183 **DEEDWARR**
04/21/2020 10:03:02 AM 3 pgs
Fees: $18.00 Taxes: $736.67

20200421-0041502

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. 878 on the Plan of Section Eight, Hermitage Hills of record in Plat Book 3600, Page 24, 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 Scott Jarvis and Jacinda Jarvis by Warranty deed from Keith L. Dyer of record in Instrument No. 20090304-0018979 Register's Office for

Davidson County, Tennessee, dated February 27, 2009 and recorded on March 04, 2009.

Being the same property conveyed to Music City Holdings by Warranty Deed from Jacinda Planicka, a married woman, dated March 20, 2020, of record in Instrument No. 20200406-0036204, Register's Office for Davidson County, Tennessee.

Being also known as 193 Bonnalee Drive Hermitage, Tennessee 37076.

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: _____
Wyatt Tiffany, Authorized Signor

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** 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 ***Authorized Signor*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized Signor*** 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 ***Authorized Signor***.

Witness my hand and official seal this 19th day of March, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Wanda Williams
Address: 193 Bonnalee Drive
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Wanda Williams
Address: 1804 Brook Valley Pl
City, State, Zip: Mt. Juliet, TN 37122

Tax ID: 074-08-0-198.00