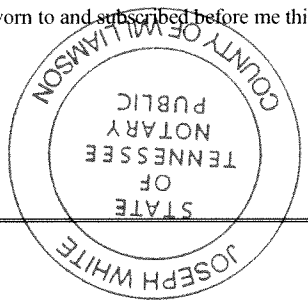
This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202999 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$98,000.00** 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 24th day of April, 2020. Notary Public My Commission Expires: 5/15/2021



WARRANTY DEED

Karen Johnson Davidson County
Batch# 392274 DEEDWARR
04/27/2020 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $362.60
20200427-0043930

THIS INDENTURE, made this 24th day of April, 2020, among:

CHANDLER MCCULLOUGH, III

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 the Northerly one-half of Lot No. 368 on the Plan of McGavock, Wetmore, and Others Second Addition called the

"Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 368 fronts 50 feet on the Easterly side of 17th Avenue North and runs back between parallel lines to an alley.

Being the same property conveyed to Nashville Housing Properties, LLC by Warranty deed from HomeTrust Partners, a Tennessee General Partnership of record in Instrument No. 20050104-0001272 Register's Office for Davidson County, Tennessee, dated December 27, 2004 and recorded on January 04, 2005.

Being a portion of the same property conveyed to Home Trust Partners by Successor Trustee deed from Chan McCullough, Trustee of record in Instrument No. 20090223-0015435 Register's Office for Davidson County, Tennessee, dated February 23, 2009 and recorded on February 23, 2009.

Being the same property conveyed to Chandler McCullough, III by Quitclaim deed from HomeTrust Partners of record in Instrument No. 20121030-0099418 Register's Office for Davidson County, Tennessee, dated June 06, 2012 and recorded on October 30, 2012.

Being also known as 1704 B 17th Ave North Nashville, 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.

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

William Chandler Mccullough III

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Chandler McCullough, III, 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 24th day of April, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1704 B 17th Ave North
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1704 B 17th Ave North
City, State, Zip: Nashville, TN 37208

Tax ID: 081-11-0-251.00

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, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY