Karen Johnson Davidson County
Batch# 411492 DEEDWARR
06/08/2020 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $566.10
20200608-0058483

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203141

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 **$153,000.00** 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 29th day of May, 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 29th day of May, 2020, among:

LAURA SANDERLIN AS ADMINISTRATRIX OF THE ESTATE OF MAURINE J. BRONAUGH

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 a tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Lot No. 12 , as shown on the Plan of Bordeaux Hills, Section Four (IV), as of record in Plat Book 3600, Page 49, in the Register's Office for said County.

Being the same property conveyed to Maurine J. Bronaugh by Warranty Deed from Robert Herold Herrman, as Executor of the Estate of Shirley Randall and Robert Herold Herrman, an individual of record in Book 10484, Page 42, Register's Office for Davidson County, Tennessee, dated May 19, 1997 and recorded on June 06, 1997.

Margaret Maurine Jarmon Bronaugh died on October 19, 2019.

Being also known as 3286 Hinkle Drive, Nashville, TN 37218.

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.

Estate of Maurine J. Bronaugh

BY: Laura Sanderlin Administratrix of Estate of
Laura Sanderlin, Administratrix of the Estate of Margaret Maurine Jarmon Bronaugh

Maurine Jarmon Bronaugh
[redacted] Preston Bronaugh Heir at Law by Laura Sanderlin
Preston Bronaugh, Heir at Law by Laura Sanderlin, Administratrix, as Attorney in Fact as Attorney in Fact

Alfred Jarmon Heir at Law by Laura Sanderlin, Administratrix as
Alfred Jarmon, Heir at Law by Laura Sanderlin, Administratrix, as Attorney in Fact Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Laura Sanderlin, Administratrix of the Estate of Margaret Maurine Jarmon Bronaugh, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2020.

Notary Public
My Commission Expires: 7/9/22

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laura Sanderlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Preston Bronaugh, and who acknowledged that she executed the same as the free act and deed of said Preston Bronaugh.

Witness my hand and official seal this 29th day of May, 2020.

Notary Public
My Commission Expires: 7/9/22

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laura Sanderlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alfred Jarmon, and who acknowledged that she executed the same as the free act and deed of said Alfred Jarmon.

Witness my hand and official seal this 29th day of May, 2020.

Notary Public
My Commission Expires: 7/9/22

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 3286 Hinkle Drive
City, State, Zip: Nashville, TN 37218-3108

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3286 Hinkle Drive
City, State, Zip: Nashville, TN 37218-3108

Tax ID: 080-08-0-279.00

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