Karen Johnson Davidson County
Batch# 419377 DEEDWARR
06/18/2020 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $719.65
20200618-0064546

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203153

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 **$194,500.00;** 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 27th day of May, 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 May, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

ROLLEY HOMES CONSTRUCTION, LLC

including all 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, being described as Tract 1 and Tract 2, as follows:

Tract 1: Being Lot No. 75 on the map of Mertie Milwee Property, of record in Book 2331, page 117, Register's Office for said County.

Said Lot No. 75 fronts 102 feet on the Easterly side of Dodge Drive and runs back between parallel lines 220 feet to a dead line.

Tract 2: Land in the 6th civil District, Davidson County, Tennessee. Beginning at a

concrete monument on the boundary line and being the northeast corner of Lot 75 Mertie Milwee Subdivision as or record in Book 2331, Page 117; thence North 63 degrees 46 minutes East 173.12 feet to an iron pin; thence South 20 degrees 21 minutes 34 seconds East 102.54 feet to an iron pin; then South 63 degrees 46 minutes West 162.60 feet to an iron pin being the southeast corner of Lot 75; thence North 26 degrees 15 minutes West 102.00 feet to the point of beginning, containing .39 acres.

Being the same property conveyed to Todd J. Barkalow, unmarried by Warranty Deed from Marion Courinne Gray (a.k.a Marion C. Gray), unmarried of record in Instrument No. 20131122-0120600 Register's Office for Davidson County, Tennessee, dated September 24, 2013 and recorded on November 22, 2013.

Said Todd J. Barkalow deceased on or about August 4, 2017. Pursuant to Affidavit of Heirship recorded on April 09, 2018 of record in Instrument Number 20180409-0033320, in the Register's Office for Davidson County, Tennessee, his surviving heirs at law were his two children, Alexander O. Barkalow and Tennessee K. Barkalow. The Estate of Todd J. Barkalow is filed in the Circuit Court for Davidson County, Tennessee, Probate Division, Case No 17P1430.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from The Estate of Todd J. Barkalow of record in Instrument No. 20200604-0057322 Register's Office for Davidson County, Tennessee, dated May 27, 2020 and recorded on June 4, 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 27th day of May, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Rolley Homes Construction LLC
Address: 142 Dodge Drive
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Rolley Homes Construction LLC
Address: 1736 Boxwood Dr
City, State, Zip: Nashville, TN 37211

Tax ID: 119-03-0-069.00

True Copy Certification

I, Tracey Boshears, 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, Tracey Boshears 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)

