Karen Johnson Davidson County
Batch# 421479 DEEDWARR
06/19/2020 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $699.30
20200619-0065882

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203263

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 **$189,000.00** 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 17th day of June, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 3/15/2021

WARRANTY DEED

THIS INDENTURE, made this 17th day of June, 2020, among:

HENSLEY GROUP, LLC, A TENNESSEE 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 Lot No. 12 on the Plan of Benedict Land Company's Subdivision of the Lindsey Tract of record in Plat Book 332, Page 40, 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 Robert A. O'Malley and wife, Betty S. O'Malley, as tenants by entirety by Warranty deed from Toby L. Jones, unmarried of record in Instrument No. 20040813-0098316 Register's Office for Davidson County, Tennessee, dated August 12, 2004 and recorded on August 13, 2004.

Being a portion of the same property conveyed to Robert A. O'Malley, Trustee of the Robert A. O'Malley Revocable Trust dated November 6, 2015 by Quitclaim deed from Robert A. O'Malley and wife, Betty R. O'Malley of record in Instrument No. 20151117-0116722 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 17, 2015.

Being a portion of the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust II by Quitclaim deed from Robert A. O'Malley Revocable Trust dated November 6, 2015, Gordon W. O'Malley and George A. Street, Jr., Successor Co-Trustees of the Robert A. O'Malley Revocable Trust Dated November 6, 2015 of record in Instrument No. 20170811-0082751 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 11, 2017.

Being the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company ny Warranty Deed from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of O'Malley Family Trust II, dated June 8, 2020, of record in Instrument No. 20200612-0060218, Register's Office for Davidson County, Tennessee.

Being also known as 911 North 2nd Street, Nashville, TN 37207

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.

The Hensley Group, LLC

BY: _____

Michael Eric Hensley

Its: owner

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Eric Hensley, 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 Owner of Hensley Group, LLC and as such Owner, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 17th day of June, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 911 N 2nd Street
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 911 N 2nd Street
City, State, Zip: Nashville, TN 37207

Tax ID: 082-03-0-134.00

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)

