Karen Johnson Davidson County
Batch# 438897 DEEDWARR
07/16/2020 10:02:30 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20200716-0077912

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203160 **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 **$205,000.00;** 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 29th 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 29th day of May, 2020, among:

MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

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

AND

ELFERSY PROPERTIES

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, Tennessee, being the Northerly 50 feet of the Southerly 200 feet of the Easterly 150 feet of Block No. 6 on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Said County, and described as follows:

Beginning the on the Westerly margin of 53rd Avenue, North, at a point 150 feet North of the corner of said Avenue and Elkins Avenue; thence, Westwardly 150 feet to the Westerly margin of 53rd Avenue, North; thence, with said Avenue, Southwardly 50 feet to the beginning.

Being the same property conveyed to Roy Elton Beeler, unmarried by Installment deed from Edwin Rust and wife, Nina Mildred Rust of record in Book 4958, page 857, Register's Office for Davidson County, Tennessee, dated October 03, 1975 and recorded on October 06, 1975.

Being the same property conveyed to Roy E. Beeler and wife, Jean Elizabeth Beeler by Quitclaim deed from Roy Elton Beeler a/k/a Roy Beeler of record in Book 8065, page 708, Register's Office for Davidson County, Tennessee, dated March 12, 1990 and recorded on March 15, 1990.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Roy E. Beeler, Unmarried, dated May 29, 2020, of record in Instrument No. 20200602-0056669, Register's Office for Davidson County, Tennessee.

Being also known as 321 53rd Ave Nashville, Tennessee 37209.

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 29th day of May, 2020.

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

COUNTY OF WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
JOSEPH WHITE

Owner Name & Property Address:

Name: Elfersy Properties
Address: 321 53rd Ave
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Elfersy Properties
Address: 306 Sandhill Rd
City, State, Zip: LaVergne, TN 37086

Tax ID: 091-15-0-046.00

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)

