This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203354 **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 **$165,000.00** 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 21st day of July, 2020. Notary Public My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Karen Johnson Davidson County
Batch# 441896 DEEDWARR
07/22/2020 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20200722-0080381

THIS INDENTURE, made this 21st day of July, 2020, among:

DONNIE SEXTON A MARRIED MAN

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. 105 on the Plan of Map of Joywood Heights, Section One of record in Plat Book 1130, Page 91, in the

Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 60 feet on the Southerly side of Norton Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Earl A. Sexton and wife, Eva S. Sexton by Warranty deed from Lawrence Garrison and wife, Willodean W. Garrison of record in Book 3158, page 315, Register's Office for Davidson County, Tennessee, dated October 17, 1960 and recorded on October 17, 1960.

Being the same property conveyed to George Wheeler, Trustee by Quitclaim Deed from Eva S. Sexton of record in Book 10165, page 320, Register's Office for Davidson County, Tennessee, dated August 20, 1996 and recorded on August 23, 1996 and within the same deed the said George Wheeler, Trustee, conveyed his interest in the subject property to Ronnie Sexton and Donnie Sexton.

Being the same property conveyed to Donnie Sexton by Warranty deed from Ronnie Sexton and Donnie Sexton of record in Instrument No. 20120123-0006362 Register's Office for Davidson County, Tennessee, dated January 11, 2012 and recorded on January 23, 2012.

Being also known as 506 Norton Avenue Nashville, Tennessee 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.

Donnie Sexton

Teresa Diane Armstrong

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Donnie Sexton and Teresa Diane Armstrong, 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 21st day of July, 2020.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 506 Norton Avenue
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 506 Norton Avenue
City, State, Zip: Nashville, TN 37207

Tax ID: 071-08-0-184.00

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)

