Karen Johnson Davidson County
Batch# 460107 DEEDWARR
08/19/2020 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20200819-0093320

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203572

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 **$220,000.00**; 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 14th day of August, 2020

JOSE L WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

WARRANTY DEED

THIS INDENTURE, made this 14th day of August, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

PETER TIBERIO

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 Lot No. 129 on the Map of Benedict Land Company's Subdivision of the Lindsley 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 Dean L. Murphy and wife, Annie L. Murphy by Warranty Deed from Jay Janis, acting Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 5507, Page 457, Register's Office for Davidson County, Tennessee, dated September 24, 1979 and recorded on October 1, 1979.

Being the same property conveyed to Annie L. Murphy by Quitclaim Deed from Dean L. Murphy of record in Instrument No. 20030401-0042533 Register's Office for Davidson County, Tennessee, dated March 26, 2003 and recorded on April 1, 2003.

Annie Lee Burnely Murphy died intestate on or about February 21, 2015. Pursuant to Affidavit of Heirship recorded on February 12, 2020 of record in Instrument No. 20200212-0016193 and Instrument No. 20200212-0016194, leaving Jeanette W. Buchanan, Kenneth Winston, Billy Ray Winston, Janie Elizabeth Winston and Thomas Winston as her heirs at law. Further, pursuant to Affidavit of Heirship at Instrument No. 20200212-0016195 and Instrument No. 20200212-0016196, Thomas Winston having died on or about February 06, 2019, leaving LaShana Rene Clark, Kenosha Lashawn Harris, Deonjona A. Harris and Thomas Lee Winston Harris.

Being the same property conveyed to Smashville Properties, LLC by Warranty Deed from Jeanette W. Buchanan and Kenneth Wintson and Billy Ray Winston and Janie Elizabeth Winston and Lashana Rene Clark and Kenosha Lashawn Harris and Deonjona A. Harris and Thomas Lee Winston Harris of record in Instrument No. 20200212-0016197 Register's Office for Davidson County, Tennessee, dated February 07, 2020 and recorded on February 12, 2020.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Smashville Properties, LLC, dated August 14, 2020, of record in Instrument No. 20200819-0093127 **, Register's Office for Davidson County, Tennessee.**

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 14th day of August, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

Owner Name & Property Address:

Name: Peter Tiberio
Address: 1209 Stockell St
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Peter Tiberio
Address: 222 Plum Nelly Circle
City, State, Zip: Brentwood, TN 37027

Tax ID: 071-15-0-369.00

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)

