Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me this 31st day of August, 2020.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 467316 DEEDWARR
08/31/2020 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20200831-0098839

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Music City Holdings, LLC 4600 Fuller Drive, Suite 200 Irving, TX 75038	Same	050-15-0-160

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Emanuel Chester, Jr. and Brenda Chester, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Music City Holdings, LLC, a Texas Limited Liability Company,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 462 on the Plan of Parkwood Estates, Section 3, of record in Book 3300 Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emanuel Chester, Jr., and wife, Brenda Chester by Deed from Raymond Hill and wife, Minnie S. Hill of record in Book 5166 Page 201, Register's Office for Davidson County, Tennessee, and dated June 30, 1977.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Parkwood Estates of record in Plat Book 3300 Page 31 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 3313 Page 402 and Book 3616 Page 269 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 3195 Robwood Drive, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 31st day of August, 2020.

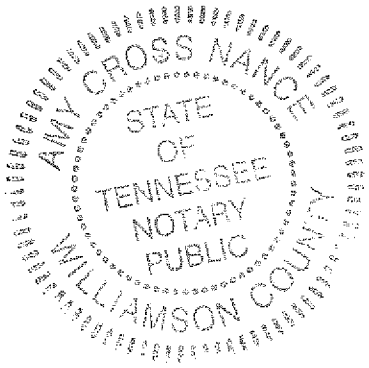
Emanuel Chester, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2020, before me personally appeared Emanuel Chester, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2020.

Notary Signature
My commission expires: 4/12/23



Brenda V. Chester
Brenda Chester

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me the undersigned, a Notary Public in and for said County and State the within named Brenda Chester the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31 day of August, 2020.

Notary Public

My Commission expires 12-29-2021

KENNETH CHANCE FLEMING
NOTARY PUBLIC
My Commission Expires
12-29-2021
ALABAMA STATE AT LARGE

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY