This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203413 **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 **$289,900.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Megan Crawford Affiant Sworn to and subscribed before me this 31st day of July, 2020 Notary Public My Commission Expires: 5/15/2021

JOSEPH WAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 31st day of July, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

PATRICK LOWRY

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".

A CERTAIN TRACT or a parcel of land in Davidson County, Tennessee, described as follows:

Being the westerly part of Lots Nos. 6 and 7 on the Map of W.J. Myers Subdivision of certain lots in Maxey's Addition, of record in Book 332, page 66, Register's Office, Davidson County, Tennessee, and being known as Lot No. 1 on the Plan of a resubdivision of said lots 6 and 7, and described according to a survey by Southern Land Surveying Company, Inc., and further described by a survey by John Kohl and Company, dated July 24, 1970, as follows:

Karen Johnson Davidson County
Batch# 468930 DEEDWARR
09/02/2020 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,072.63
20200902-0100056

Said Lot No. 1 fronts 70.2 feet on the southerly margin of Litton Avenue and extends back 89.8 feet on the easterly line and 95.5 feet on the westerly line, along the easterly margin of an alley to a dead line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Steven Childress and wife, Gwendolyn F. Childress, by Cash Deed from Moon Landrieu, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 5516, Page 853, Register's Office for Davidson County, Tennessee, dated October 9, 1979 and recorded on October 19, 1979.

Being the same property conveyed to Steven Childress by Quitclaim Deed from Gwendolyn F. Childress, of record in Book 7284, Page 331, Register's Office for Davidson County, Tennessee, dated September 9, 1986 and recorded on July 1, 1987.

Being the same property conveyed to Steven Childress and Vanessa Bradley, as joint tenants with rights of survivorship, by Quitclaim Deed from Steven Childress, of record in Book 8417, Page 399, Register's Office for Davidson County, Tennessee, dated August 8, 1991 and recorded on August 9, 1991.

Being the same property conveyed to Steven Childress, by Quitclaim Deed from Steven Childress and Vanessa Bradley, of record in Book 9250, Page 706, Register's Office for Davidson County, Tennessee, dated February 9, 1994 and recorded on February 16, 1994.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Steven Childress, of record in Instrument No. 20200814-0091574 **, Register's Office for Davidson County, Tennessee, dated** 8/13/2020 **and recorded on** 8/14/2020 **.**

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: _____

Wyatt Tiffany, Authorized Signer

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 Wyatt Tiffany, 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 an Authorized Signer of Music City Holdings and as such Authorized Signer, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this .

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Patrick Lowry
Address: 1438 Litton Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Patrick Lowry
Address: 215 Lynnwood Terrace
City, State, Zip: Nashville, TN 37205

Tax ID: 072-11-0 -300.00

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)

