WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-RP-20-301

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 478609 **DEEDWARR**
09/18/2020 01:16:42 PM 2 pgs
Fees: $13.00 Taxes: $704.11

20200918-0107288

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**133-02-0-276.00**
7100 Commerce Way, Ste. 250		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSIE LOUISE BRUCE REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 02, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Nolen Heights of record in Plat Book 332, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 50 feet on the southerly side of Antioch Road, formerly Mill Creek Valley Pike, and runs back 156.8 feet on the west line and 155.4 feet on the east line to an alley, measuring 50 feet thereon.

Included in the above description but Excluded therefrom is that part of said property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 4344, Page 471, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Buren M. Bruce and wife, Louise Bruce by Warranty deed from W. M. Smiley and wife, Daisy Clemons L. Smiley of record in Book 4903, page 449, Register's Office for Davidson County, Tennessee, dated April 10, 1975 and recorded on April 10, 1975.

Being the same property conveyed to Jessie Louise Bruce, Trustee, Jessie Louise Bruce Revocable Living Trust Agreement dated June 02, 2020 by Quitcliam deed from Louise Bruce of record in Instrument No. 20200616-0061600 Register's Office for Davidson County, Tennessee, dated June 02, 2020 and recorded on June 16, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 332, Page 122, Register's Office for Davidson County, Tennessee.
- Metropolitan Government of Nashville and Davidson County of record in Book 4340, Page 126, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Detached Structure of record in Instrument Number 20150324-0025173, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Antioch Pike, Nashville, Tennessee 37211-2937**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th DAY OF SEPTEMBER, 2020.

Jessie Louise Bruce Revocable Living Trust Agreement dated June 02, 2020

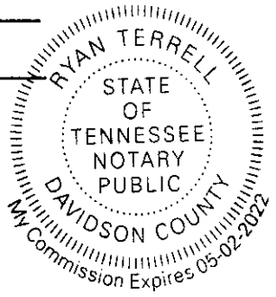
BY: Jessie Louise Bruce
Jessie Louise Bruce
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSIE LOUISE BRUCE, TRUSTEE of JESSIE LOUISE BRUCE REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 02, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of September, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212