Karen Johnson Davidson County
Batch# 487695 DEEDWARR
10/01/2020 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,390.46
20201001-0113553

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203789 **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 **$375,800.00;** 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 30th day of September, 2020 Notary Public My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

KNIGHT AND WHITE PROPERTIES, LLC

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 a portion of land in the Second Civil District of Nashville, Davidson County, Tennessee, bound on the South by Cato Road and Recorded in Deed Book 6638, page 929, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the northerly margin of Cato Road and a common line with the Stephen P. Franceson, Sr. property, thence, leaving said margin, North 26 degrees 55 minutes 09 seconds East, 1444.42 feet to an iron pin; thence, along a common boundary with the William H. Councel, Sr., Property South 36 degrees 54 minutes 55 seconds East,

134.17 feet, thence, South 23 degrees 48 minutes 13 seconds West, 846.26 feet; thence South 26 degrees 55 minutes 09 seconds West, 538.78 feet to the northerly margin of Cato Road; thence, with said margin, South 86 degrees 50 minutes 37 seconds West, 63.92 feet to the beginning of a curve to the right; thence, with said curve, having a central angle of 28-35-33, a radius of 262.35 feet, and a distance of 130.92 feet, to the point of the beginning. Subject property contains 5.440 acres, more or less.

Being the same property conveyed to Richard E. Jones and wife, Roberta J. Jones by Deed of Correction from Phyllis Stephens, Trustee, and from Richard Jones and wife, Roberta J. Jones having conveyed to Phyllis Stephens, trustee for the express purpose of reconveying the same, of record in Book 10121, Page 901, dated July 15, 1996 and recorded July 16, 1996, Register's Office for Davidson County, Tennessee, Said Correction Deed being recorded to correct error contained in Quitclaim Deed of record in Book 9825, Page 961, said Register's Office of Davidson County, Tennessee.

Being the same property conveyed to I Public Homes, LLC, by Substitute Trustee's Deed from Brock & Scott PLLC, as Substitute Trustee dated December 17, 2019 and recorded on December 31, 2019 in Instrument No. 20191231-0134796, said Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Cornerstone Investments Inc., a Tennessee Corporation by Quitclaim Deed from 1 Public Homes LLC, a Tennessee limited liability company of record in Instrument No. 20191231-0134800 Register's Office for Davidson County, Tennessee, dated December 27, 2019 and recorded on December 31, 2019.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Cornerstone Investments Inc., a Tennessee Corporation, dated September 30, 2020 of record in Instrument No. 20201001-0113256, 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: _____

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 30th day of September, 2020.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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

Owner Name & Property Address:

Name: Knight and White Properties, LLC
Address: 4626 Cato Rd
City, State, Zip: Nashville, TN 37218-3708

Responsible Party For Taxes:

Name: Knight and White Properties, LLC
Address: 2303 21st Ave S
City, State, Zip: Nashville, TN 37212

Tax ID: 057-00-0-129-00

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)

