Karen Johnson Davidson County
Batch# 496497 DEEDWARR
10/15/2020 12:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,553.63
20201015-0119973

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203632

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 **$419,900.00**, 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 13th day of October, 2020

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of October, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

MCALEER DEVELOPMENT 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".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being the northerly 56 feet of Lot No. A on the Map of a Subdivision of the M. B. McAlister Homeplace as shown on plat of record in Book 843, page 15, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 56 feet on the easterly side of 12th Avenue South, as widened, and runs back between lines, along the southerly margin of an alley, 149.5 feet, more or less, to another alley in the rear, measuring 56. 0 feet thereon.

BEING the same property conveyed to Benjamin P. Phillips, Jr and wife, Mozella M. Phillips by Deed from Edward K. Vaughan and Patricia Vaughan Darnell dated November 29, 1967 and filed of record in Book 4195, page 119, Register's Office for Davidson County, Tennessee. Benjamin F. Phillips, Jr. having died on or about August 12, 1983 leaving title vested in Mozella M. Phillips as surviving tenant by the entirety. Mozella M. Phillips conveyed a one-half interest to Gwendolyn Phillips in Quitclaim Deed dated March 28, 1995 and filed of record in Book 9636, page 77, said Register's Office. Mozella M. Phillips having died intestate October 5, 1995 leaving property vested in her children, Sherrie Louise Phillips Boles, Brenda G. Phillips Crismon, Gwendolyn Phillips, Joyce Ann Phillips, Michael Cornelius Phillips, Joseph Henry Phillips and Benjamin Franklin Phillips, III having a 1/14 interest each as evidenced by Affidavit of Heirships of record in Instrument No. 20060609-0068613; 20060609-0068614; 20060609-0068615; 20060612-0069902; 20060612-0069903; 20060815-0100594 and 20060815-0100595, said Register's Office.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Brenda Crimson and Michael C. Phillips and Sherrie Boles and Ben F. Phillips, III, dated October 13, 2020, of record in Instrument No. 20201014-0119347 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 ~~10th~~ 19th day of ~~September~~ October, 2020.

_____
Notary Public
My Commission Expires: 9/13/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: McAlee Development, LLC
Address: 2108 S 12th Ave
City, State, Zip: Nashville, TN 37204, TN

Responsible Party For Taxes:

Name: McAlee Development, LLC
Address: 321 Colpepper Ct
City, State, Zip: Brentwood TN 37027

Tax ID: 105-13-180

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)

