Karen Johnson Davidson County
Batch# 507710 DEEDWARR
11/03/2020 09:26:30 AM 4 pgs
Fees: $23.00 Taxes: $592.00
20201103-0128287

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203990

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 **$160,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of October, 2020.

Notary Public

My Commission Expires: 4-12-2022

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 969839

WARRANTY DEED

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

C & C RESIDENTIAL PROPERTIES INC INC.

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC, a Texas Limited Liability Company

of Davidson County, Tennessee, their trustees, executors, 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 Lot No. 2 of Block 5 on the Plan of Dabbs and Elliott's Subdivision No. 1 of record in Plat Book 547, Page 97, 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. 2 fronts 50 feet on the Southeasterly side of 28th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Elwin N. McKellar, Sr. and Kevin M. McKellar, single persons, as joint tenants with right of survivorship by Warranty deed from Donald L. Mathis and wife, Sandra A. Mathis of record in Book 10348, page 809, Register's Office for Davidson County, Tennessee, dated February 10, 1997 and recorded on February 13, 1997.

Being the same property conveyed to Empire Real Estate, LLC by Substitute Trustee's deed from Robert J. Solomon, Successor Trustee of record in Instrument No. 20170705-0067300 Register's Office for Davidson County, Tennessee, dated June 13, 2017 and recorded on July 05, 2017.

Being the same property conveyed to Capital Journey, LLC by Quitclaim deed from Empire Real Estate, LLC of record in Instrument No. 20170726-0075515 Register's Office for Davidson County, Tennessee, dated July 05, 2017 and recorded on July 26, 2017.

Being the same property conveyed to Christopher S. Ecclesine by Quitclaim deed from Capital Journey, LLC of record in Instrument No. 20190319-0024843 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on March 19, 2019.

Being the same property conveyed to C and C Residential Properties, Inc. by Warranty deed from Christopher Ecclesine of record in Instrument No. 20200623-0067354 Register's Office for Davidson County, Tennessee, dated June 11, 2020 and recorded on June 23, 2020.

Being also known as 112 28th Street Old Hickory, Tennessee 37138.

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 have executed this instrument on the date first above written.

C & C Residential Properties Inc.

BY: _____

Charles E Carrier

ITS: President

State of Texas
County of Dallas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles E. Carrier, 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 the President of C & C Residential Properties, Inc. and as such President, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 30th day of October, 2020.

Maria Guzman
Notary Public
My Commission Expires: 4-12-2022

MARIA GUZMAN
Notary Public, State of Texas
Comm. Expires 04-12-2022
Notary ID 969839

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 112 28th Street
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 112 28th Street
City, State, Zip: Old Hickory, TN 37138

Tax ID: 053-12-0-097.00

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)

