Karen Johnson Davidson County
Batch# 507767 DEEDWARR
11/03/2020 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20201103-0128358

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203927

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 **$220,000.00** 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 28th day of October, 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 28th day of October, 2020, among:

ENTRUST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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".

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

wit:

Tract 1
Being part of Lot No. 287 on the Plan of McGavocks Addition of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee and more particularly described as follows:
Beginning at a fence post in the West margin of 14th Avenue North, 41 ½ feet north of the corner of Lots 286 and 287, being the northeast corner of the RE Shaub property; thence along their North line, South 52 degrees 30 minutes West, 170 feet to the east margin of an alley at a fence post; thence with the margin of said alley, North 37 degrees 30 minutes West, 24.5 feet to a corner of the Kennedy Lot; thence with Kennedy's line, North 52 degrees 30 minutes East, 100.5 feet to an iron pin; thence North 37 degrees 30 minutes West, 17 feet to an iron pin; thence North 52 degrees 30 minutes parallel to the line between Lots 287 and 288, East 69.5 feet to an iron pin in the west margin of 14th Avenue North; thence with the margin of the same, South 37 degrees 30 minutes East, 41 ½ feet to the point of beginning.

Tract 2
Being part of Lot No. 287 on the Plan of McGavocks Addition of record in Plat book 21, page 41, in the Register's Office for Davidson County, Tennessee and more practically described as follows:
Beginning at a stake in the westerly margin of 14th Avenue North, said stake being the common corner of Lots 287-288, running thence with the westerly margin of 14th Avenue North, South 37 degrees 30 minutes East 17 feet to an iron pin; thence South 52 degrees 30 minutes West 69.5 feet to an iron pin; thence South 37 degrees 30 minutes East, 17 feet to an iron pin; thence South 52 degrees 30 minutes West, 100.5 feet to an iron pin in the easterly margin of a 16-foot alley; running thence with the easterly margin of said alley, North 37 degrees 30 minutes West, 34 feet to a fence post, said fence post being the common corner of Lots No. 287 and 288, and running thence with the line of Lots 287 and 288, 170 feet to the point of beginning.

BEING the same property conveyed to Entrust Investments, LLC, a Tennessee limited liability company by Warranty Deed from Clarence Warfield dated September 3, 2020 and filed of record in Instrument No. 20200908-0102228, 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 have executed this instrument on the date first above written.

Entrust Investments, LLC

BY: _____
Ben Dubose, Member

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 Ben Dubose, 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 a Member of Entrust Investments, LLC and as such Member, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 28th day of October, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1737 & 1737B 14th Ave N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1737 & 1737B 14th Ave N
City, State, Zip: Nashville, TN 37208

Tax ID: 81-11-350 & 81-11-351

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)

