Karen Johnson Davidson County
Batch# 510088 DEEDWARR
11/09/2020 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20201109-0130895

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203829

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 $265,000.00; 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 29th day of October, 2020

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires 5/15/2021

WARRANTY DEED

THIS INDENTURE, made this 29th day of October, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

MCFADDEN & CO., 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 easterly 10 feet of Lot No 15 and all of Lot No. 16 on the unrecorded plan of Block 19, Clifton, Book 21, page 35, Register's Office for Davidson County, Tennessee and described according to a survey made by Hickerson-Miller, Engineers Surveyors, July 22, 1957, as follows:

Beginning at a point in the northerly margin of Clifton Avenue, 87 degrees West 152 feet, more or less from the northwest intersection of said Clifton Avenue and 40th Avenue North, said point being the southeast corner of said Lot No. 16 and said point being the southwest terminus of a 10 feet alley; thence with the southwesterly margin of said alley North 31 degrees West 188 feet, more or less, to the southwest intersection of said alley, with another alley; thence with the southerly margin of said last mentioned alley, westerly 14 feet to a point; thence parallel with the line between said Lots Nos. 15 and 16, southerly 157 feet, more or less, to a point in the northerly margin of said Clifton Avenue; thence with the margin of same South 87 degrees East 96.5 feet to the point of beginning.

BEING the same property conveyed to Jonathan Kingham by Final Decree Confirming Sale dated February 21, 2014 and filed of record in Instrument No. 20140318-0022373, Register's Office for Davidson County, Tennessee. Reference is also made to Final Order of record in Instrument No. 20171004-0101986, said Register's Office.

BEING the same property conveyed to Music City Holdings, LLC by Jonathan Kingham Instrument No. 20201103-0128398 **, Recorded in Register's Office for Davidson County, Tennessee.**

Being also know as 4006 Clifton Ave, Nashville TN 37209

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 19th 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: McFadden + Co
Address: 4006 Clifton Ave
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: McFadden + Co
Address: 1500 12th Ave S, Apt 705
City, State, Zip: Nashville, TN 37203

Tax ID: 91-8-310

True Copy Certification

I, Nick Harris, 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, Nick Harris 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)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON