Karen Johnson Davidson County
Batch# 511293 DEEDWARR
11/09/2020 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $943.13
20201109-0131222

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203993

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 $254,900.00; 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 4th day of November, 2020

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 5/15/2021

WARRANTY DEED

THIS INDENTURE, made this 4th day of November, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

FAULKNER HOLDINGS GROUP, 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".

TRACT No. 1
Beginning part of Lot No. 1 on the plan of Southlake, Section III, as of record in Book 2331, Page 97, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Southlake Drive, at the southeast corner of a part of Lot No. 1 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from George S. Foster, et al; thence with the southern boundary line of said Metropolitan Government property and right-of-way line of Briley Parkway westwardly 108 feet, more or less to a point; thence continuing with said right-of-way, southwardly 20 feet to a point on the line between Lot Nos 1 and 2 in said Subdivision; thence with same, southeastwardly 95 feet to the westerly

margin of said Southlake Drive; thence with same, northeastwardly 93 feet to the beginning.

TRACT No. 2
Being the Southerly part of Lot No. 2 on the Plan of Southlake, Section III. as of record in Book 2331, page 97, Register's Office for said County, described as follows:

Beginning at a point on the Southerly margin of Southlake Drive at the Southeast corner of Lot No. 3 on said plan; thence with the Northerly margin of said drive, Eastwardly 150 feet to the Southwest corner of Lot No. 1 on said plan; thence with the line between said Lot Nos 1 and 2 Northwestwardly 95 feet, more or less. to the Southern boundary line of a part of Lot No. 2 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Malcom McNeese and wife, of record in Book 3574, page 279, said Register's Office; thence with said line, Westerly 60 feet and Southwesterly 110 feet, more or less, to the line between said Lot Not 2 and 3: thence with same, Southeasterly 48 feet to the beginning.

Being the same property conveyed to Jerry W. Raines and wife, Marie S. Raines by Warranty deed from Frank L. Wilson of record in Instrument No. 20040419-0044165 Register's Office for Davidson County, Tennessee, dated April 15, 2004 and recorded on April 19, 2004.

Being the same property conveyed to Michael Harrell, Trustee by Quitclaim Deed from Jerry W. Raines, a widow of record in Instrument No. 20180402-0030086, Register's Office for Davidson County, Tennessee, dated March 21, 2018 and recorded on April 02, 2018 and within the same deed the said Michael Harrell,, Trustee conveyed his interest in the subject property to Jerry W. Hines, an unmarried man.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Jerry W. Hines, an unmarried man, dated November 4, 2020, of record in Instrument No. 20201106-0130516, Register's Office for Davidson County, Tennessee.

Being also known as 155 Tallwood Drive Nashville, TN 37211.

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 4th day of November, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Faulkner Holdings Group, LLC
Address: 155 Tallwood Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Faulkner Holdings Group, LLC
Address: 2927 Dickerson Pike
City, State, Zip: Nashville, TN 37207

Tax ID: 119 15 0 006.00

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)

