Karen Johnson Davidson County
Batch# 531320 DEEDWARR
12/11/2020 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $529.10
20201211-0145798

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204103

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 **$143,000.00**; 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 19th day of November, 2020

Notary Public
My Commission Expires: 2/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 19th day of November, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

CHRISTOPHER A. BAROS

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".

Land in Davidson County, Tennessee, being Lot No. 15 of Block G on the Map of Forest Park Subdivision, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts together 100 feet on the Northerly side of Elm Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Gerald E. Baker by Warranty deed from Jerry

Dawson, Unmarried of record in Instrument No. 20070615-0071875 Register's Office for Davidson County, Tennessee, dated June 13, 2007 and recorded on June 15, 2007.

Being a portion of the same property conveyed to Gerald E. Baker and Wendy Lyn Baker, Trustees of The 2015 Wendy and Jerry Baker Revocable Trust dated the 31st day of August, 2015 by Quitclaim deed from Gerald E. Baker (a/k/a Jerry Baker) and Wendy Lyn Baker of record in Instrument No. 20150903-0090090 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 03, 2015.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Gerald E. Baker and Wendy Lyn Baker, Trustees of The 2015 Wendy and Jerry Baker Revocable Trust dated the 31st day of August, 2015, dated November 19, 2020, of record in Instrument No. 20201130-0138768, Register's Office for Davidson County, Tennessee.

Being also known as 313 Elm Street Madison, Tennessee 37115.

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 November, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

Owner Name & Property Address:

Name: Christopher A. Baros
Address: 313 Elm Street
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Christopher A. Baros
Address: 4209 Granada Blvd
City, State, Zip: Coral Gables FL 33146

Tax ID: 043-13-0-208.00

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)

