Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 23 day of Feb 2021.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Music City Holdings, LLC 4600 Fuller Dr, Ste 200 Irving, TX 75038	New Owner	092-02-0-451.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Molly A. Bond, Sole Trustee of The Johnnie C. Bond, Jr. and Molly A Bond Living Trust, u/t/a March 2009,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Music City Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Heffernan, Block 16, of record in Plat Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete and accurate legal description.

Being the same property conveyed to Johnny C. Bond, Jr. and wife, Molly Ann Bond by Warranty Deed from Harry Laster and Evelyn Laster, husband and wife, dated October 12, 2012 of record as Instrument No. 20121102-0101182, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to The Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust, U/T/A March 3, 2009, Johnnie C. Bond, Jr. or Molly A. Bond, Trustees or their successors in trust, including any amendments thereto by Quitclaim Deed from Johnnie C. Bond, Jr. and wife, Molly Ann Bond, dated November 15, 2017 of record as Instrument No. 20171117-0118285, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2419 Eden St, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 578726 DEEDWARR
02/25/2021 11:17:57 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20210225-0023830

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 19th day of February, 2021.

The Johnnie C Bond Jr.and Molly A. Bond Living Trust, u/t/a March 3, 2009

BY: Molly A. Bond
Molly A. Bond
Its: Sole Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Molly A. Bond, Sole Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **The Johnnie C Bond Jr.and Molly A. Bond Living Trust, u/t/a March 3, 2009**, the within named bargainor, a Trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee (or other authorized officer).

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of February, 2021.

Jacqueline G Brown
Notary Public

My Commission expires: 3-8-22

FILE NO: 2021016950

