Karen Johnson Davidson County
Batch# 638760 DEEDWARR
05/18/2021 11:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20210518-0066952

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$415,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214790	Affiant Sworn to and subscribed before me this 14th day of May, 2021 Notary Public My Commission Expires: 4/27/2025
After Recording Return To The Above.	JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 14th day of May, 2021, among:

HAPPY VALLEY HOMES, LLC A TENNESSEE LIMITED LIABILITY COMPANY

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC, a Texas Limited Liability Company

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".

Tract 1:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:
Being Lot Nos. 217 and 218 in J. B. Haynies Subdivision of part of the Free Silver Plan as shown on plat of record in Book 161, page 92, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Tract 1: BEING the same property conveyed to Happy Valley Homes, LLC, a Tennessee limited liability company by Warranty Deed from Go Homes, LLC dated April 5, 2017 and filed of record in Instrument No. 20170410-0034779, Register's Office for Davidson County, Tennessee.

Tract 2:

Certain real property situate Davidson County, Tennessee, and described as follows, to-wit: Being Lot No. 216 on the Plan of Haynies Republican plat of which is of record in Plat book 161, page 92, Register's Office for Davidson County, Tennessee to which record reference is

hereby made for a more particular description thereof.

Tract 3:

Certain real property situate Davidson County, Tennessee, and described as follows, to-wit: Being Lot No. 214 on the Plan of Haynies Republican plat of which is of record in Plat book 161, page 92, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Tract 4:

Certain real property situate Davidson County, Tennessee, and described as follows, to-wit: Being Lot No. 150 on the Plan of Haynies Republican plat of which is of record in Plat book 161, page 92, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Tract 5:

Certain real property situate Davidson County, Tennessee, and described as follows, to-wit: Being Lot No. 151 on the Plan of Haynies Republican plat of which is of record in Plat book 161, page 92, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Tract 6:

Certain real property situate Davidson County, Tennessee, and described as follows, to-wit: Being part of Lots 152, 153 and 154 on the Plan of Haynies Republican plan of which is of record in Plat Book 161, page 92, Register's Office for Davidson County, Tennessee and more particularly described as follows:
Said part of Lot No. 152, 153 and 154 on the north side of West Trinity Lane front West Trinity lane 126 feet and fronts the east side of McKinley Street 65 feet to the common corner of Lot Nos. 151 and 152 on McKinley Street; thence in an easterly direction 110 feet to West Trinity Lane; being triangular in shape.

Tract 7:

Certain real property situate Davidson County, Tennessee, and described as follows, to-wit: Being Lot No. 215 on the Plan of Haynies Republican plat of which is of record in Plat book 161, page 92, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Tracts 2, 3, 4, 5, 6 and 7: BEING the same property conveyed to Happy Valley Homes, LLC a Tennessee limited liability company by Warranty Deed from Prime Nashville, LLC a Tennessee limited liability company dated April 5, 2017 and filed of record in Instrument No. Instrument No. 20170413-0036443, 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.

Happy Valley Homes LLC

BY: _____
Keith Speer, 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 Keith Speer, 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 Happy Valley Homes, LLC and as such Member, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 14th day of May, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 4/27/2025

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 0 Mckinley Street
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 0 Mckinley Street
City, State, Zip: Nashville, TN 37207

Tax ID: 070-08-0-055.00; 070-08-0-056.00; 070-08-0-057.00; 070-08-0-058.00; 070-08-0-059.00; 070-08-0-060.00; 070-08-0-061.00

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)

