Karen Johnson Davidson County
Batch# 668373 DEEDWARR
06/30/2021 12:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,467.05
20210630-0088774

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215268

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 **$396,500.00**; 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 22nd day of June, 2021

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/27/2025

WARRANTY DEED

THIS INDENTURE, made this 22nd day of June, 2021, among:

MUSIC CITY HOLDINGS, LLC

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

AND

THE BENTON 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".

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 26 on the Plan of a Resubdivision of Lots 21, 22, 23,24, 25 and 26 of Section One, Stones River Estates of record in Plat Book 3106, page 51, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

AND

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described according to a survey by Cummings and Cummings, Surveyors dated August 24, 1970, as follows:

Beginning at a concrete monument in the southwesterly margin of Eversong Lane, said monument being south 22 degrees 00' East 145.00 feet from the northeast corner of Lot No. 26 on the plan of record in Book 3106, page 51, Register's Office for Davidson County, Tennessee; thence South 22 degrees East 53.38 feet to a point; thence with a curve having a radius of 786.17 feet, a distance of 11.62 feet to an iron pin thence running with the Feiddell tract South 68 degrees 00' 11" West 194.72 feet to an iron pin in the Donelson Park club fence line; thence, running with said fence north 20 degrees 35' 37" West 65.00 feet to a concrete monument; thence leaving said fence and running with the south line of the said Lot No. 26 above described north 68 degrees 00 ' East 193.20 feet to the point of beginning, containing 0.296 acres, more or less.

Being the same property conveyed to Robert C. Sheehan, Jr. by Warranty Deed from Robert C. Sheehan, Jr. and Michael C. Sheehan and James Steven Sheehan, Co-Executors of the Estate of Betty B. Sheehan dated November 5, 2013 and filed of record in Instrument No. 20131106-0115017, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Robert C. Sheehan Jr, dated June 22, 2021, of record in Instrument No. 20210624-0085733, 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.

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: _____

Mat Farmer, It's President

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** 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 ***President*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***President*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***President***.

Witness my hand and official seal this 22 day of June, 2021.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: The Benton Group, LLC
Address: 2036 Eversong Ln
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: The Benton Group, LLC
Address: 401 S. Mt Juliet Rd #235
City, State, Zip: Mt Juliet, TN 37122

Tax ID: 085-04-0-003.00

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021.

Date

Affiant Signature

6/30/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON