WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/20/25

(AFFIX SEAL)

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

J-TI-21-2132

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 793179 **DEEDWARR**
01/19/2022 11:50:37 AM 2 pgs
Fees: $13.00 Taxes: $1,378.25

20220119-0007326

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**084-10-0-078.00**
630 Hunts Point, #3026		
(ADDRESS)	(ADDRESS)	
Grand Prairie, TX 75050		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KARLA STAFFORD AND HUSBAND, JOSHUA STAFFORD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Section II, Donelson Meadows, of record in Book 2133, Page 100 and 101, Register's Office for said County.

Said Lot No. 76 fronts 84.96 feet on the northeasterly side of Brookview Drive and runs back 261 feet on the northwesterly line and 432.9 feet on the southeasterly line to a dead line on which it measures 270.1 feet.

Included in the above description but specifically excluded therefrom is the following tract:

A strip or parcel of land in the 14th Councilmanic District of Metropolitan Government of Nashville, Tennessee, being the rear part of Lot No. 76 on the Plan of Section II, Donelson Meadows, of record in Book 2133, Page 100 and 101, Register's Office for said County described according to a survey, known as State of Tennessee, Project 19076-2306-04, Briley Parkway.

Beginning at the rear corner of Lot Nos. 76 and 77 as shown on said Plan; thence South 32 deg. 43 minutes 32 seconds West 61.9 feet along the Lot line between Lot Nos. 76 and 77 to a point on the West margin of Briley Parkway; thence South 50 deg. 43 minutes 19 seconds East 63.3 feet along the West margin of Briley Parkway to a point; thence South 41 deg. 23 minutes 30 seconds East 97.5 feet along the West margin of Briley Parkway to a point on the line between Lot Nos. 75 and 76; thence North 55 deg. 15 minutes 43 seconds East 230.2 feet along the Lot line between Lot Nos. 75 and 76 to a point at the rear corner of said Lots; thence North 82 deg. 22 minutes 38 seconds West 270.1 feet along the rear line of Lot No. 76 to the point of beginning.

Being the same property conveyed to Karla Stafford and husband, Joshua Stafford by Warranty deed from Richard E. Hildebrand, Jr. and wife, Rita S. Hildebrand of record in Instrument No. 20130220-0016829 Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on February 20, 2013. (Value of consideration shown in aforementioned deed $164,900.00.) Being also known as 2132 Brookview Drive Nashville, Tennessee 37214.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page (s) 100 and 101, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2283, Page 361, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville of record in Book 4925, Page 47, in the Register's Office for Davidson County, Tennessee.

- Water Easement of record in Book 2282, Page 104, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2132 Brookview Drive, Nashville, Tennessee 37214**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this the 12th DAY OF JANUARY, 2022.

Karla Stafford

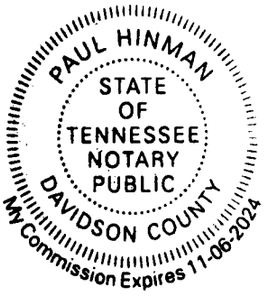
Joshua Stafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARLA STAFFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

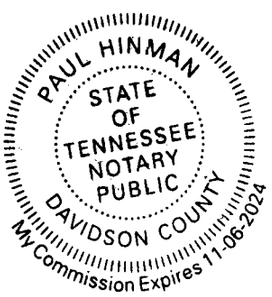


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA STAFFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212