This Instrument Prepared by & Return to:
J. Philip Jones, Esq.
2620 Thousand Oaks Blvd, Suite 4000
Memphis, TN 38118

BILL GARRETT, Davidson County
Trans:T20160005139 DEEDWARR
Recvd: 01/20/16 10:21 3 pgs
Fees:18.00 Taxes:3246.75
20160120-0005641

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6th day of January, 2016, by and between **Mid-TN Capital, LLC**, a Tennessee limited liability company (whether one or more, "Grantor"), and **Music City Investments, LLC,** a Tennessee limited liability company (whether one or more, "Grantee").

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, located in Goodlettsville, Tennessee, and situated and being in the County of Davidson, State of Tennessee, to-wit:

> Lots 9, 16, 17, 18, 19, 20, 21, 22 and 23 of Cobblestone PD, recorded in Plat of record under Instrument Number 20100311-0018694, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being part of the same property conveyed to Grantor by that certain deed of record under Instrument Number 20150511-0042855 in the Register's Office of Shelby County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its heirs, successors, and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for 2016 City of Goodlettsville and Davidson County property taxes, not yet due and payable; deed restrictions of record in Book 2271, Page 71 and Book 3870, Page 687, subdivision restrictions, building lines and easements of record in Plat Book 421, Page 44, Book 2330, Page 10 and Instrument No. 20100311-0018694; easements of record in Book 2443, Page 558, Book 4362, Pages 966-981, Book 4468, Pages 452-469, Book 7030, Page 404, Book 8590, Pages 304-308, Instrument Nos. 20020215-0019975, 20040819-0100484, 20060628-0077506, 20080612-0060827, 20140114-003779 and 20090114-003605; Inspection and Maintenance Agreement of record at Instrument No. 20150825-0085830; and Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20081229-0123139, all in the aforesaid Register's office; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of Grantor the day and year first above written.

MID-TN CAPITAL, LLC

By: _____

J. Kevin Hyneman, Chief Manager

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public, of the State and County aforesaid, personally appeared J. Kevin Hyneman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of Mid-TN Capital, LLC, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Subscribed and sworn to before me this 6th day of January, 2016.

_____

NOTARY PUBLIC

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
3/14/16

RECORDING DATA ONLY

Property Address:
116 Cobblestone Place Drive
130-144 Cobblestone Place Drive
Goodlettsville, TN

Name and Address of the Property Owner:
Music City Investments, LLC
177 Crescent Drive
Collierville, TN 38017

Name and Address of the Person or Entity Responsible for Payment of the Real Property Taxes:
Music City Investments, LLC
177 Crescent Drive
Collierville, TN 38017

Tax Parcel Identification Nos.:
034-01 0E-009.00, 034-01 0E-016.00, 034-01 0E-017.00, 034-01 0E-018.00, 034-01 0E-019.00, 034-01 0E-020.00, 034-01 0E-021.00, 034-01 0E-022.00, 034-01 0E-023.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $877,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of January, 2016.

Notary Public

My commission expires: 5-11-19

CARRIE ANNE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Comm...