Return to:

Concord Title
3000 Meridian Blvd Suite 140
Franklin, TN 37067

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170217 **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 **$270,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 31st day of July, 2017. Notary Public My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

WARRANTY DEED

THIS INDENTURE, made this 31st day of July, 2017, among:

MUSIC CITY HOLDINGS LLC

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

AND

ALLEN GOOD

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

BILL GARRETT, Davidson County
Trans:T20170067622 DEEDWARR
Recvd: 08/04/17 15:26 2 pgs
Fees:13.00 Taxes:999.00
20170804-0080121

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".

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of H.L. Crowder Lands, described according to a survey of Z.J. Wilkinson, Surveyor, February 1960, as follows:

Beginning on the westerly margin of Davidson Drive at the southeast corner of the property conveyed to Leonard J. Lucito and wife, by deed from H.L. Crowder, of record in Book 3098, page 617, Register's Office for said County; thence with said Lucito's southern boundary line, westerly 178.4 feet to the center of a creek; thence with the center of the same south 4 deg. west 38.8 feet, and continuing with the same, south 17 deg. 38' east 86 feet; thence easterly 151 feet to the westerly margin of Davidson Drive; thence with the same, North 1 deg. 40' east 120 feet to the beginning.

Being the same property conveyed to Fletcher Bangs Watson, V, unmarried by Warranty deed from Virginia Rae McIntosh (now Reale), married, et vir John R. Reale of record in Book 6151, page 520, Register's Office for Davidson County, Tennessee, dated September 29, 1983 and recorded on October 5, 1983. (Value or consideration shown in aforementioned deed $70,000.00.) Being also known as 981 Davidson Drive Nashville, Tennessee 37205.

Being the same property conveyed to Music City Holdings LLC by Warranty deed from Fletcher Bangs Watson V of record in Instrument No. 20170804-0080120 **Register's Office for Davidson County, Tennessee, dated** 7/31/17 **and recorded on** 8/4/17 **. (Value of consideration shown in aforementioned deed $** 258,000.00 **.) Being also known as 981 Davidson Drive Nashville, Tennessee 37205.**

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.

Music City Holdings LLC

BY:_____
Mat Farmer

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 31st day of July, 2017.

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires April 29, 2018

_____
Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Allen Good
Address: 981 Davidson Drive
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: Allen Good
Address: 981 Davidson Drive
City, State, Zip: Nashville, TN 37205

Tax ID: 115-02-0-022.00