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 **$188,000.00** 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. 20170208	Affiant Sworn to and subscribed before me this 24th day of July, 2017. Notary Public My Commission Expires:
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 24th day of July, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

PAM SIMMONS

of Davidson County, Tennessee, 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".

Land in Davidson County, Tennessee, being Lot No. 478 on Revised Plan of a portion of Whispering Hills, Section II-C, of record in Book 2854, Page 35, in the Register's Office for said County to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to C & C Residential Properties Inc. by Warranty deed from Tony Faletra, unmarried of record in Instrument No. 20170711-0069528 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 11, 2017. (Value of consideration shown in aforementioned deed $160,000.00.)

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from C & C Residential Properties Inc. of record in Instrument No. _____ Register's Office for Davidson County, Tennessee, dated 20170810-0082142 **and recorded on _____.**

Being also known as 581 Whispering Hills Drive Nashville, Tennessee 37211.

BILL GARRETT, Davidson County
Trans:T20170069397 DEEDWARR
Recvd: 08/10/17 14:58 2 pgs
Fees:13.00 Taxes:695.60
20170810-0082143

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

Before me, Nick Harris of the state and county aforementioned, 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 such person to be president (or other officer authorized to execute the instrument) of Music City Holdings, LLC the within named bargainor, a LLC, and that such person, as president (or other officer authorized to execute the instrument), executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and official seal this 24th 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

Owner Name & Property Address:

Name: Pam Simmons
Address: 581 Whispering Hills Drive
City, State, Zip: Nashvillle, TN 37211

Responsible Party For Taxes:

Name: Pam Simmons
Address: 581 Whispering Hills Drive
City, State, Zip: Nashvillle, TN 37211

Tax ID: 147-11-0-017.00