BILL GARRETT, Davidson County
Trans:T20170074746 DEEDWARR
Recvd: 08/28/17 11:45 3 pgs
Fees:18.00 Taxes:2072.00
20170828-0088026

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170249

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 **$560,000.00** 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 24th day of August, 2017.

Notary Public
My Commission Expires: 5/6/19

BOSHEARS T. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

C&C RESIDENTIAL PROPERTIES, INC

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. 21 on the Plan of Boxcroft Subdivision of record in Plat Book 4860, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret Reynolds Roberts by Warranty deed from Evans-Cain Company, partnership of record in Book 5251, page 227, Register's Office for Davidson County, Tennessee, dated January 19, 1978 and recorded on January 19, 1978. (Value or consideration shown in aforementioned deed $32,500.00.)

Being the same property conveyed to William Clyde Roberts, as a tenant in common without a right of survivorship, a forty percent (40%) undivided right, title and interest by Quitclaim deed from Margaret Reynolds Roberts of record in Book 8176, page 571, Register's Office for Davidson County, Tennessee, dated August 16, 1990 and recorded on August 16, 1990. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Margaret Reynolds Roberts and Cumberland Trust & Investment Company, Trustee of the William Clyde Roberts Living Trust dated April 4,

1996, an undivided 40% tenant in common interest by Executor's Quitclaim deed from Margaret Reynolds Roberts, Executrix of the Estate of William Clyde Roberts, deceased of record in Instrument No. 20060630-0078293 Register's Office for Davidson County, Tennessee, dated June 23, 2006 and recorded on June 30, 2006. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Margaret Reynolds Roberts, Trustee of The Margaret Reynolds Roberts Living Trust, established by the Revocable Trust Agreement of Margaret Reynolds Roberts, dated April 4, 1996, an undivided 60% tenant in common interest by Warranty deed from Margaret Reynolds Roberts of record in Instrument No. 20060717-0085993 Register's Office for Davidson County, Tennessee, dated June 22, 2006 and recorded on July 17, 2006. (Value or consideration as shown in aforementioned deed $N/A.) Being also known as 5100 Boxcroft Place Nashville, TN 37205.

Being the same property conveyed to Music City Holdings LLC by Special Warranty Deed from The William Clyde Roberts T Family Trust and the Margaret Reynold Roberts Living Trust of record in Instrument No. 20170828-0088025 **Register's Office for** ~~Williamson~~ DAVIDSON **County, Tennessee, dated** 8-24-17 **and recorded on** 8-28-2017 **. (Value of consideration shown in aforementioned deed $** 560,000.00 **.) Being also known as 5100 Boxcroft Place, 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, Mat Farmer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the President of Music City Holdings LLC.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and official seal this 24th day of August, 2017.

_____
Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: C&C Residential Properties, In
Address: 5100 Boxcroft Place
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: C&C Residential Properties, In
Address: 5100 Boxcroft Place
City, State, Zip: Nashville, TN 37205

Tax ID: 116-13-0-153.00