Bill Garrett Davidson County
Batch# 139 DEEDWARR
09/11/2017 12:35:39 PM 3 pgs
Fees: $18.00 Taxes: $843.60

20170911-0092875

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170267

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 **$228,000.00** 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 5th day of September, 2017.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/6/19

WARRANTY DEED

THIS INDENTURE, made this 5th day of September, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

GLOBAL HOME INVESTING, LLC

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. 517 on the Plan of Whispering Hills, Section II-C of record in Plat Book 2663, Pages 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 517 fronts 61.5 feet on the South side of Lewisdale Court, said front of the lot being a curve with a radius of 50 feet, and runs back between lines 200.6 feet on the Easterly line and 181.8 feet on the Westerly line to a dead line on which it measures 134 feet.

Being the same property conveyed to Cecil R. Jones and wife, Louise P. Jones by Warranty Deed from Banner Construction Company, a Tennessee Corporation of record in Book 2881, Page 285, Register's Office for Davidson County, Tennessee, dated March 17, 1959 and recorded on March 18, 1959. (Value or consideration shown in aforementioned deed $3,600.00.) Being also known as 5005 Lewisdale Court, Nashville, Tennessee 37211.

Being the same property conveyed to Music City Holdings LLC by Warranty Deed from Cecil r Jones and wife Louise P. jones A/K/A Louise E Jones of record in Instrument No. 20170911-0092874 Register's Office for Davidson County, Tennessee, dated _____ and recorded on _____. (Value of consideration shown in aforementioned deed $_____.) Being also known as 5005 Lewisdale Court Nashville, TN 37211

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.

Witness my hand and official seal this 30th day of August, 2017.

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 6-26-17

Owner Name & Property Address:

Name: Global Home Investing, LLC
Address: 5005 Lewisdale Court
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: New Owner
Address: 923 OLDHAM Drive # 421
City, State, Zip: Nolensville TN 37135

Tax ID: 147-15-0-080.00