This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170286 **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 **$160,000.00** 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 13th day of September, 2017. Notary Public My Commission Expires: 5/6/11

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

WARRANTY DEED

THIS INDENTURE, made this 13th day of September, 2017, among:

URBANGATE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

AND

MUSIC CITY HOLDINGS, 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".

Bill Garrett Davidson County
Batch# 1782 **DEEDWARR**
09/18/2017 12:28:17 PM 3 pgs
Fees: $18.00 Taxes: $592.00



20170918-0095224

Land in Davidson County, Tennessee, being Lot No. Three Hundred Forty-Eight (348) on the Plan of Joywood Heights, Section IIA of record in Plat Book 1424, Page 20, 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. Three Hundred Forty-Eight (348) fronts Sixty (60) feet on the South side of Flamingo Drive and runs back between lines, 143.6 feet on Westerly line and 143.5 on the Easterly lines, to a dead line on which measures Sixty (60) feet.

Being the same property conveyed to David Lee Adkins by Quitclaim deed from Sarah Adkins Bess, Patricia Adkins, Robert Dean Adkins, and Thomas Lee Adkins of record in Instrument No. 20030911-0133496 Register's Office for Davidson County, Tennessee, dated July 14, 2003 and recorded on September 11, 2003. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Urbangate Properties LLC, a Tennessee limited liability company by Warranty deed from David Lee Adkins, unmarried of record in Instrument No. 20170602-0055254 Register's Office for Davidson County, Tennessee, dated June 2, 2017 and recorded on June 2, 2017. (Value of consideration shown in aforementioned deed $121,000.00.) Being also known as 2509 Flamingo Drive Nashville, Tennessee 37207.

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.

Urbangate Properties LLC,

Brandon Thornberry

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brandon Thornberry, 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 Sole Member of Urbangate Properties LLC, a Tennessee Limited Liability Company.

Witness my hand and official seal this 15th day of September, 2017.

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

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Music City Holdings LLC, by Mat Farmer
Address: 2509 Flamingo Drive
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings LLC, by Mat Farmer
Address: 2509 Flamingo Drive
City, State, Zip: Nashville, TN 37207

Tax ID: 071-04-0-210.00