Bill Garrett Davidson County
Batch# 4113 DEEDWARR
09/25/2017 12:54:51 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20170925-0097926

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170237 **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 **$222,000.00** 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 15th day of September, 2017. Notary Public My Commission Expires: 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 15th day of September, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

COMFORT AT HOME, 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. 29 on the Plan of Resubdivision of Lots 28 and 29, West Nashville Annex of record in Plat Book 8250, Page 980, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of James Avenue, said point being

North 31 degrees 16 minutes 29 seconds East 52.00 feet from a monument in the Northwest corner of the intersection of James Avenue or 22nd Street and an unnamed 25 foot street; thence along said Westerly margin of James Avenue, North 31 degrees 16 minutes 29 seconds East 26.40 feet to a point; thence, along a curve to the right in the Westerly margin of James Avenue, having a radius of 420.40 feet, a distance of 23.60 feet to a monument being the northeasterly corner of Lot 29; thence leaving the westerly margin of James Avenue, North 60 degrees 40 minutes 00 seconds West 236.42 feet to a point in the Easterly margin of a 15 foot alley; thence along the Easterly margin of said alley South 29 degrees 54 minutes 37 seconds West 100.00 feet to a monument in the Northeast corner of the intersection of the said unnamed street and said 15 foot alley; thence along the Northerly margin of said unnamed street, South 50 degrees 11 minutes 54 seconds East 58.46 feet to a point; thence leaving said northerly margin of said unnamed street, North 30 degrees 59 minutes 33 seconds East 54.61 feet to a point; thence South 59 degrees 20 minutes 31 seconds East 175.08 feet to the point of beginning.

Being the same property conveyed to William H. McClanahan by Special Warranty deed from U.S. Bank National Association, as Trustee for J.P. Morgan Chase Acquisition Trust 2006-WMC3, Asset Backed Pass-Through Certificates, Series 2006-WMC3 of record in Instrument No. 20100602-0042560 Register's Office for Davidson County, Tennessee, dated April 09, 2010 and recorded on June 02, 2010. (Value of consideration shown in aforementioned deed $33,000.00.)

Being the same property conveyed to William H. McClanahan, Trustee, William H. McClanahan Revocable Living Trust Agreement dated January 3, 2013 by Quitclaim deed from William H. McClanahan of record in Instrument No. 20130108-0002550 Register's Office for Davidson County, Tennessee, dated January 03, 2013 and recorded on January 08, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to East Valley Homes, LLC, a Tennessee limited liability company by Quitclaim deed from William H. McClanahan, Jr. and Robert D. McClanahan, Co-Trustees, William H. McClanahan Revocable Living Trust Agreement dated January 3, 2013 of record in Instrument No. 20160930-0103513 Register's Office for Davidson County, Tennessee, dated September 22, 2016 and recorded on September 30, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 641 B James Avenue Nashville, Tennessee 37209.

Being the same property conveyed to Music City Holdings LLC by Warranty Deed from East Valley of record in Instrument No. 20170925-0097925 Register's Office for Williamson County, Tennessee, dated _____ and recorded on _____. (Value of consideration shown in aforementioned deed $_____.) Being also known as 641 B James Avenue Nashville, Tennessee 37209

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 12th day of September, 2017.

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

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

Owner Name & Property Address:

Name: Comfort at Home, LLC
Address: 641 B James Avenue
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Comfort at Home, LLC
Address: 7729 Dan Kestnee Dr
City, State, Zip: Nashville TN 37221

Tax ID: 090-08-0-219.00