Bill Garrett Davidson County
Batch# 5372 DEEDWARR
09/27/2017 03:02:38 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20170927-0099054

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170285 **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 **$199,000.00** 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 22nd 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 22nd day of September, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

PEARL PROPERTIES 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 the Westerly 50 feet of Lot No. 21 on the plan of East Hill Addition, of record in Book 332, Page 33, Register's Office for

Davidson County, Tennessee.

Said part of Lot No. 21 fronts 50 feet on the Northerly margin of West Delmas Avenue (formerly Delmas Avenue) and extends back between parallel lines 192 feet to a dead line.

Being the same property conveyed to James C. Prophet and Jeanne A. Prophet by Warranty deed from Thomas L. Carver and wife, Betty S. Carver of record in Book 7696, page 826, Register's Office for Davidson County, Tennessee, dated November 01, 1988 and recorded on November 04, 1988. (Value or consideration shown in aforementioned deed $33,000.00.)

Being the same property conveyed to James C. Prophet, a married man by Quitclaim deed from Jeanne A. Prophet, unmarried of record in Instrument No. 20160525-0052333 Register's Office for Davidson County, Tennessee, dated April 27, 2016 and recorded on May 25, 2016. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 905 Delmas Avenue Nashville, Tennessee 37216.

Being the same property conveyed to Music City Holdings LLC, by deed from James C. Prophet, a married man of record in Instrument No. *_____ Register's Office for Davidson County, Tennessee, dated _____ and recorded on 9/27/17. (Value of consideration shown in aforementioned deed $_____.) Being also known as 905 Delmas Avenue Nashville, Tennessee 37216.

***20170927-0099053**

Being the same property conveyed to Pearl Properties LLC, by deed from Music City Holdings LLC, of record in Instrument No. _____ Register's Office for Davidson County, Tennessee, dated _____ and recorded on _____. (Value of consideration shown in aforementioned deed $_____.) Being also known as 905 Delmas Avenue Nashville, Tennessee 37216.

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 22nd day of September, 2017.

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

Owner Name & Property Address:

Name: Pearl Properties LLC
Address: 905 Delmas Avenue
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: New Owner
Address: 805 3rd Ave N
City, State, Zip: Nashville TN 37201

Tax ID: 072-09-0-206.00