Bill Garrett Davidson County
Batch# 6342 DEEDWARR
10/02/2017 10:55:13 AM 3 pgs
Fees: $18.00 Taxes: $629.00

20171002-0100409

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170281

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 **$170,000.00** 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 18th day of September, 2017.

Notary Public
My Commission Expires 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 18th day of September, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

CDS CAPITAL 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. 112 on the Plan of Victory Heights Subdivision of record in Instrument No. 20170822-0085992, 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 Darien B. Young by Warranty Deed from Cecil Miller, Jr., and wife Aggie Miller of record in Book 6246, Page 864, Register's Office for Davidson County, Tennessee, dated March 09, 1984 and recorded on March 12, 1984. (Value or consideration shown in aforementioned deed $41,000.00.)

Being the same property conveyed to Gary Chad Baker, unmarried by Warranty Deed from Darien B. Young, unmarried of record in Instrument No. 20170428-0041970 Register's Office for Davidson County, Tennessee, dated April 26, 2017 and recorded on April 28, 2017. (Value of consideration shown in aforementioned deed $185,000.00.) Being also known as 943 Oneida Avenue Nashville, Tennessee 37207.

Being the same property conveyed to Music City Holdings LLC by Warranty Deed from Gary Chad Baker of record in Instrument No. 20170921-0096708 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on 09/21/2017. (Value of consideration shown in aforementioned deed $170,000.00.) Being also known as 943 Oneida Avenue Nashville, Tennessee 37207

Being the same property conveyed to CDS Capital LLC , by deed from Music City Holdings LLC, of record in Instrument No. _____Register's Office for _____, 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 18th 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: CDS Capital LLC
Address: 943 Oneida Avenue
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: CDS Capital LLC
Address: 320 Seven Springs Way Ste 250
City, State, Zip: Brentwood TN 37027-4572

Tax ID: 072-09-0-055.00