Bill Garrett Davidson County
Batch# 23134 DEEDWARR
11/07/2017 10:14:03 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20171107-0114419

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170341

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 **$135,000.00** 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 26th day of October, 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 26th day of October, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

PB INVESTMENTS 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. 113 on the Plan of Sunrise Heights Addition of record in Plat Book 421, Page 2, 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 John P. Bennett and wife, Daisy Bennett by Warranty Deed from John C. Walker and wife, Martha G. Walker of record in Instrument No. 20021107-0137669 Register's Office for Davidson County, Tennessee, dated October 25, 2002 and recorded on November 07, 2002. (Value of consideration shown in aforementioned deed $88,500.00.)

Being the same property conveyed to C & C Residential Properties, Inc. by Warranty deed from John P. Bennett, unmarried of record in Instrument No. 20170918-0094941 Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 18, 2017. (Value of consideration shown in aforementioned deed $85,000.00.) Being also known as 412 Elgin Street Nashville, Tennessee 37211.

Being the same property conveyed to Music City Holdings LLC, by deed from C & C Residential Properties, Inc of record in Instrument No. * Register's Office for Davidson County, Tennessee, dated 10/27/17 and recorded on 11/7/17. (Value of consideration shown in aforementioned deed $121,500.00) Being also known as 412 Elgin Street Nashville, Tennessee 37211.

* 20171107-0114418

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 24th day of October, 2017.

_____
Notary Public
My Commission Expires: 6-26-21

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: PB INvestments LLC
Address: 412 Elgin Street
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Sherman Bridge Ford, LLC
Address: 4600 Fuller Drive Suite 200B
City, State, Zip: Irving TX 75038

Tax ID: 133-01-0-302.00