Bill Garrett Davidson County
Batch# 24898 DEEDWARR
11/13/2017 10:31:27 AM 3 pgs
Fees: $18.00 Taxes: $495.80

20171113-0116104

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170301

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 **$134,000.00** 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 31st 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 31st day of October, 2017, among:

URBANGATE DEVELOPMENT GROUP, LLC

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".

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Resubdivision of Lots 17 and 18 Underwood Plan of record in Plat at Instrument

No. 20030528-0072126, 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 Tony Claiborne by Special Warranty deed from The Bank of New York Mellon FKA The Bank of New York of record in Instrument No. 20100405-0024888 Register's Office for Davidson County, Tennessee, dated April 1, 2015 and recorded on April 5, 2015. (Value of consideration shown in aforementioned deed $12,500.00.)

Being the same property conveyed to Tony Claiborne and Mary Darlene Claiborne by Quitclaim deed from Tony Claiborne, married of record in Instrument No. 20100528-0041367 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on May 28, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Urbangate Development Group, LLC by Warranty deed from Tony W. Claiborne and Mary Darlene Claiborne, husband and wife of record in Instrument No. 20150324-0025185 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 24, 2015. (Value of consideration shown in aforementioned deed $45,000.00.) Being also known as 1600B Knowles Street Nashville, Tennessee 37208.

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 Development Group, LLC

BY: _____

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, ~~Mat Farmer~~ Brandon Thornberry – TPB, 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 Member of Urbangate Development Group, LLC.

Witness my hand and official seal this 31st day of October, 2017.

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

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

Owner Name & Property Address:

Name: Music City Holdings LLC, by Mat Farmer
Address: 1600B Knowles Street
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Music City Holdings LLC, by Mat Farmer
Address: 1600B Knowles Street
City, State, Zip: Nashville, TN 37208

Tax ID: 08115034000