**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170373

**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 **$115,000.00** 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 7th day of November, 2017.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 27291 **DEEDWARR**
11/17/2017 10:19:09 AM 3 pgs
Fees: $18.00 Taxes: $425.50

20171117-0118189

# WARRANTY DEED

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

**THIS INDENTURE**, made this 7th day of November, 2017, among:

## MUSIC CITY HOLDINGS, LLC

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

**AND**

## EQUITY TRUST COMPANY CUSTODIAN FBO BETHANY BURKARDT IRA, 20% UNDIVIDED INTEREST AND FBGM, LLC 80% UNDIVIDED INTEREST

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".

**Being the northwesterly 45 feet of the southerly 100.75 feet of Lots Nos. 21 and 22 of Block 5 on said plan. Said part of said Lots Nos. 21 and 22 front 45 feet, more or less, on the southwesterly side of Elliott Drive and extends back between parallel lines 100 feet to the northeasterly line of Lot No. 20.**

**For identification purposes, this is the same property known as Pt. of Lot 21 and 22, Block 5, Dabbs and Elliott Subdivision of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to James R. Adams by special warranty deed from Regions Bank, an Alabama banking corporation, successor by merger with Union Planters Bank, National Association of record in Instrument No. 20050930-0117756 Register's Office for Davidson County, Tennessee, dated 09/23/2005 and recorded on 09/30/2005. (Value of consideration shown in aforementioned deed $59,900.00.) Being also known as 2804 Elliott Drive Old Hickory, Tennessee 37138.**

**Being the same property conveyed to Dawsey Properties, LLC, a Tennessee limited liability company by warranty deed from James R. Adams, an unmarried man of record in Instrument No. 20170515-0048113 Register's Office for Davidson County, Tennessee, dated 05/08/2017 and recorded on 05/15/2017. (Value of consideration shown in aforementioned deed $92,000.00.) Being also known as 2804 Elliott Drive Old Hickory, Tennessee 37138.**

**Being the same property conveyed to Music City Holdings LLC, by deed from Dawsey Properties, LLC a Tennessee limited liability company of record in Instrument No. 20171107-0114729 Register's Office for Davidson County, Tennessee, dated 11/07/2017 and recorded on 11/07/2017_. (Value of consideration shown in aforementioned deed $96,000.00.) Being also known as 2804 Elliott Drive Old Hickory, Tennessee 37138.**

**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, Music City Holdings, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of November, 2017.

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

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

**Owner Name & Property Address:**

Name: Equity Trust Company FBO Bethany Burkardt IRA, 20% undivided Interest FBGM, LLC , 80%, undivided Interest and FBGM, LLC
Address: 2804 Elliott Drive
City, State, Zip: Old Hickory, TN 37138

**Responsible Party For Taxes:**

Name: Equity Trust Company FBO Bethany Burkardt IRA, 20% undivided Interest FBGM, LLC , 80%, undivided Interest and FBGM, LLC
Address: 4813 Shasta Drive
City, State, Zip: Old Hickory, TN 37138

**Tax ID: 053 12 0 100.00**