This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170360 **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 **$196,000.00** 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 10TH day of November, 2017. Notary Public My Commission Expires: 5/6/19

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

WARRANTY DEED

Bill Garrett Davidson County
Batch# 27315 DEEDWARR
11/17/2017 10:39:01 AM 3 pgs
Fees: $18.00 Taxes: $725.20
20171117-0118225

THIS INDENTURE, made this 10TH day of November, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

RFK PROPERTIES, LLC AN TENNESSEE LIMITED LIABILITY COMPANY

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. 7 on the Plan of Resubdivision of Lots 11-20 A.B. Spains Lischey Gardens Subdivision of record in Plat Book 4300,

Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 52.0 feet on the easterly side of Crockett Court and extends back between lines 124.18 feet on the northerly line and 124.18 feet on the southerly line to a line in the rear on which it measures 51.93 feet thereon.

Being the same property conveyed to William E. Hill and wife, Mae Frances Hill by Warranty deed from Theodore H. Pailett, Trustee of record in Book 4560, page 380, Register's Office for Davidson County, Tennessee, dated December 9, 1971 and recorded on December 10, 1971 . (Value or consideration shown in aforementioned deed $16750.00.)

Mae Frances Hill died October 19, 2003, having been predeceased by William E. Hill. A Small Estate Affidavit for Mae Hill was recorded in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) at Docket No. 04P189.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Barbara E Davis, Carl M Hill, Jacques J Hill Jr, Daryl E Hill, Rachel R Hill, Kendria C Pendergrass, Tiffany D Marks, Sean D Clemons, Ralph E Sawyers, and Linda McKissick of record in instrument number __*__, Register's Office for Davidson County, Tennessee, dated Nov. 10, 2017 and recorded on Nov. 17, 2017. (Value or consideration shown in aforementioned deed $ 196,000 .)

* 20171117- 0118224

Being also known as 1404 Crockett Court Nashville, Tennessee 37207.

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 8th day of November, 2017.

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

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: RFK Properties, LLC
Address: 1404 Crockett Court
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: RFK Properties, LLC
Address: 1404 Crockett Court
City, State, Zip: Nashville, TN 37207

Mailing Address
5107 Brairwood Drive
Nashville TN 37211

Tax ID: 07116041500