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| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20170403<br><br>**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 **$110,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 16th day of November, 2017.<br><br>Notary Public<br>My Commission Expires: 5/6/19 |

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

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 27654 DEEDWARR
11/20/2017 10:19:38 AM 3 pgs
Fees: $18.00 Taxes: $407.00

20171120-0118715

**THIS INDENTURE**, made this 16th day of November, 2017, among:

**MUSIC CITY HOLDINGS, LLC**

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

**AND**

**MIKE WEAKS**

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 the Westerly 64 feet of Lot No. 29 on the Plan of Bransford Realty Company's Amqui Subdivision of record in Plat Book 421, Pages 38 and 39, 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 W. Bryant and wife, Brenda J. Bryant by Warranty deed from Pamela R. Walker, unmarried of record in Book 10196, page 7, Register's Office for Davidson County, Tennessee, dated September 11, 1996 and recorded on September 19, 1996. (Value or consideration shown in aforementioned deed $38,000.00.)**

**Being the same property conveyed to John W. Bryant by Quitclaim deed from Brenda J. Bryant of record in Instrument No. 20110429-0032972 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on April 29, 2011. (Value of consideration shown in aforementioned deed $0.00.).**

**Being the same property conveyed to Stacy Minton, an unmarried woman by Quitclaim deed from John W. Bryant, an unmarried man of record in Instrument No. 20160622-0063712 Register's Office for Davidson County, Tennessee, dated June 02, 2016 and recorded on June 22, 2016. (Value of consideration shown in aforementioned deed $0.00.)**

**Being the same property conveyed to Brandon Thornberry, a married man by Warranty deed from Stacy Minton, an unmarried woman of record in Instrument No. 20171003-0100902 Register's Office for Davidson County, Tennessee, dated September 27, 2017 and recorded on October 03, 2017. (Value of consideration shown in aforementioned deed $60,000.00.) Being also known as 115 E Campbell Road Madison, Tennessee 37115.**

**Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Brandon Thornberry of record in instrument number *, Register's Office for Davidson County, Tennessee, dated** Nov. 16, **2017 and recorded on** Nov. 20, **2017. (Value or consideration shown in aforementioned deed $** 100,000 **.) Being also known as 115 E Campbell Road Madison, Tennessee 37115.**

*20171120-0118714

**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 15th 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: Mike Weaks
Address: 115 E Campbell Road
City, State, Zip: Madison, TN 37115

**Responsible Party For Taxes:**

Name: Mike Weaks
Address: 603 Keeton Ave
City, State, Zip: Old Hckory TN 37138

**Tax ID: 042-04-0-057.00**