This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170322 **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 **$152,000.00** 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 18th day of October, 2017. Notary Public My Commission Expires: 5/6/19

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

WARRANTY DEED

Bill Garrett Davidson County
Batch# 30020 **DEEDWARR**
11/27/2017 03:08:04 PM 3 pgs
Fees: $18.00 Taxes: $562.40
20171127-0120761

THIS INDENTURE, made this 18th day of October, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

PHILLIP DANIEL HAYES

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. 27 on the Plan of Capitol View Subdivision of record in Plat Book 974, Page (s) 52 and 53, 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. 27 fronts 75 feet on the Southerly side of Brunswick Drive and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Oscar Drake, Jr. and wife, Thelma A. Drake by Warranty deed from Robert Leonard Skeggs, Jr. and wife, Janey Skeggs a/k/a Janet Skeggs of record in Instrument No. 20020724-0088819 Register's Office for Davidson County, Tennessee, dated July 19, 2002 and recorded on July 24, 2002. (Value of consideration shown in aforementioned deed $75,000.00.) Being also known as 2702 Brunswick Drive Nashville, Tennessee 37207.

Being the same property conveyed to Horizon Properties, by warranty deed from Oscar Drake and Thelma Drake of record in Instrument No. 20170925-0098043 Register's Office for Davidson County, Tennessee, dated 09/13/2017 and recorded on 09/25/2017. (Value of consideration shown in aforementioned deed $115,000.00.) Being also known as 2702 Brunswick Drive Nashville, Tennessee 37207.

Being the same property conveyed to Music City Holdings LLC, by deed from Horizon Properties, LLC of record in Instrument No. *_____Register's Office for Davidson County, Tennessee, dated _____ and recorded on 11.27.17(Value of consideration shown in aforementioned deed $_____.) Being also known as 2702 Brunswick Drive Nashville, Tennessee 37207.

* 20171127.0120760

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 17th day of October, 2017.

_____
Notary Public
My Commission Expires: 6-26-18

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Phillip Daniel Hayes
Address: 2702 Brunswick Drive
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Phillip Daniel Hayes
Address: 4128 Lea Land Lane
City, State, Zip: Nashville TN 37204

Tax ID: 060-16-0-080.00