This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170411 **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. Affiant Sworn to and subscribed before me this 5th day of December 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# 34511 **DEEDWARR**
12/07/2017 12:16:20 PM 3 pgs
Fees: $18.00 Taxes: $407.00

20171207-0125026

THIS INDENTURE, made this 5th day of December 2017, among:

BRANDON THORNBERRY

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 the northerly 70 feet of Lot Nos.155 and 156 on the Map of J. B. Haynies Oriental Subdivision of record in Plat Book 161,

Pages 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said portion of Lot Nos. 155 and 156 front together 200 feet on the southerly side of King Street (a portion now closed) and run back between parallel lines 70 feet to a dead line, measuring 200 feet thereon.

Being the same property conveyed to Carless C. Meadows and wife, Margaret Witt Meadows, by Warranty Deed from Haywood Realty Company, a Tennessee Corporation, of record in Book 4780, Page 544, in the Register's Office of Davidson County, Tennessee, dated January 1,1974 and recorded January 14,1974. The said Carless C. Meadows having predeceased his wife Margaret Witt Meadows on July 26,1989. The said Margaret Witt Meadows having since died intestate on December 8, 2005, leaving Ronald Meadows (son), Carless Meadows (son) and Mary Katherine Meadows (daughter) as her heirs as noted in Affidavit of Heirship of record in Instrument No. 20170726-0075887, RODC, TN. The said Mary Katherine Meadows having since died intestate on March 19,2010, leaving Donnie Pruett (husband), Terry Pruett (son), Robert Pruett (son), Lisa Hanvy (daughter) and Donna Lokey (daughter) as her Heirs as noted in Affidavit of Heirships as of record in Instrument Nos. 20171113-0116006 and 20171113-0116007, in said Register's Office.

Being the same property conveyed to Brandon Thornberry by Warranty deed from Ronald Meadows and Carless Meadows and Donnie Pruett and Terry Pruett and Robert Pruett and Lisa Hanvy and Donna Lokey of record in Instrument No. 20171113-0116012 Register's Office for Davidson County, Tennessee, dated November 8, 2017 and recorded on November 13, 2017. (Value of consideration shown in aforementioned deed $50,000.00.) Being also known as 2213 Sultana Avenue 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.

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, Brandon Thornberry, 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 5th day of December 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
Address: 2213 Sultana Avenue
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 2213 Sultana Avenue
City, State, Zip: Nashville, TN 37207

Tax ID: 071-03-0-141.00