This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170394 **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 **$148,000.00** 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 16th day of November, 2017. Notary Public My Commission Expires: [illegible]

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

WARRANTY DEED

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**")

Bill Garrett Davidson County
Batch# 34518 **DEEDWARR**
12/07/2017 12:34:38 PM 3 pgs
Fees: $18.00 Taxes: $547.60
20171207-0125041

AND

ETHAN PAINE

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. 46 on the Plan of Cumberland Gardens of record in Plat Book 2900, Pages 3 and 4, 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 Jeffrey L. Hale by Warranty Deed from Mary P. Harbour, Izora Hurd, Leithelia Frierson, Alfred Lee, Gabrielle Lee, James Lee and Grizeldra Stroud of record in Instrument No. 20060712-0083533, Register's Office for Davidson County, Tennessee, dated June 02, 2006 and recorded on July 12, 2006. (Value of consideration shown in aforementioned deed $28,000.00.)

Being a portion of the same property conveyed to Brandon Thornberry, a married man by Warranty Deed from Jeffrey L. Hale, a married man of record in Instrument No. 20171004-0101935, Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 04, 2017. (Value or consideration as shown in aforementioned deed $340,000.00.) Being also known as 1904 28th Avenue N, Nashville, TN 37208.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Brandon Thornberry, a married man of record in instrument number 20171207-0125040 **Register's Office for Davidson County, Tennessee, dated** Nov 14, **2017 and recorded on** Dec. 7, **2017. (Value or consideration shown in aforementioned deed** $140,000 .**) Being also known as 1904 28th Avenue N, Nashville, TN 37208.**

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 13th day of November, 2017.

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

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

Owner Name & Property Address:

Name: Ethan Paine
Address: 1904 28th Avenue N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Ethan Paine
Address: 119A Teelia Drive
City, State, Zip: Old Hickory, TN 37138

Tax ID: 081-06-0-090.00