This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170420

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 **$165,000.00** 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 8th day of December, 2017.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 35669 **DEEDWARR**
12/11/2017 10:21:00 AM 3 pgs
Fees: $18.00 Taxes: $610.50

20171211-0125815

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

WARRANTY DEED

THIS INDENTURE, made this 8th day of December, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

JEFFREY POWERS

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. 6 on the Plan of Map of Nolen Heights of record in Plat Book 332, Page 122, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the Southerly side of the Mill Creek Valley Pike and

runs back between parallel lines 160 feet to an alley.

Included within this description, but expressly excluded from this conveyance is the strip of land conveyed to the Metropolitan Government of Nashville, in Book 4340, Page 573, for the relocation of the Southerly margin of Antioch Pike.

Being the same property conveyed to Larry T. Jones by Warranty Deed from Howard W. Anderson and George Anton dated November 8, 1993 of record in Book 9145, page 58, said Register's Office. See also Quitclaim Deeds of record in Instrument No. 20060522-0059871 and Instrument No. 20061204-0149421, said Register's office. Larry T. Jones aka Larry Jones died testate on July 8, 2003. Paula Jones aka Paula F. Jones Wooten and Bryan Jones aka Bryan S. Jones are the devisees under the Will of Larry T. Jones probated for the purpose of facilitating muniment of title under Docket No. 17P-1983, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as shown by Order of record in Instrument No. 20171122-0120203 and last Will and Testament of record in Instrument No. 20171122-0120204, said Register's Office.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Paula F Jones Wooten and Bryan S Jones and Mandy Jones joins in to convey any interest she may have. of record in instrument number 20171211-0125814 **, Register's Office for Davidson County, Tennessee, dated _____, 2017 and recorded on** December 11 **,2017. (Value or consideration shown in aforementioned deed $_____.) Being also known as 315 Antioch Pike Nashville TN 37211**

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 4th day of December, 2017.

Notary Public
My Commission Expires: ~~6/26/17~~ 6/26/21

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 315 Antioch Pike
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Jeffrey Powers
Address: 31401D Horn Springs Road
City, State, Zip: Lebanon TN 37087

Tax ID: 133-02-0-282.00