Bill Garrett Davidson County
Batch# 38648 DEEDWARR
12/18/2017 10:18:49 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20171218-0128458

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170433

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 **$115,000.00** 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 13th day of December, 2017.

Notary Public
My Commission Expires: 5/9/19

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

WARRANTY DEED

THIS INDENTURE, made this 13th day of December, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

ELDON LEE STINSON

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. 5, Block 6 on the Plan of Dabbs & Elliot Subdivision No. 1, Old Hickory, Tennessee of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 in said Block 6 above referred fronts 50 feet on the Southerly side of 30th Street in Dupontonia, Old Hickory, Tennessee, and runs back between parallel lines 144 feet to a 10-foot alley in the rear.

Being the same property conveyed to Casher C. Crouch and wife, Shirley E. Crouch

by Warranty deed from William Lewis Hammers, Clifton Mose Hammers, Lola Hammers Hunt and Sarah Hammers McClanahan, being all heirs-at-law of Nat F. Hammers and Eva Nell Hammers of record in Book 8545, page 515, Register's Office for Davidson County, Tennessee, dated February 04, 1992 and recorded on February 07, 1992. (Value or consideration shown in aforementioned deed $31,000.00.)

Being the same property conveyed to Shirley Evans Crouch by Quitclaim deed from Casher C. Crouch of record in Book 11353, page 887, Register's Office for Davidson County, Tennessee, dated February 18, 1999 and recorded on February 24, 1999. (Value or consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Casher C. Crouch and wife, Shirley A. Crouch, a/k/a Shirley Evans Crouch, as tenants by the entirety by Quitclaim deed from Shirley A. Crouch of record in Instrument No. 20140915-0083966 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Scott Evans Crouch, as remainder interest and Casher C. Crouch and wife, Shirley Evans Crouch, as life estate by Quitclaim deed from Casher C. Crouch and wife, Shirley Evans Crouch of record in Instrument No. 20151123-0118195 Register's Office for Davidson County, Tennessee, dated November 09, 2015 and recorded on November 23, 2015. (Value of consideration shown in aforementioned deed $0.00.)
Shirley Evans Crouch having pre-deceased her husband on June 22, 2016, leaving him sole owner by operation of law.

Being the same property conveyed to George Brandt and Eric Sox, each a 1/2 undivided interest by Warranty deed from Casher C. Crouch, a widower and Scott Evans Crouch, an unmarried man of record in Instrument No. 20171020-0107731 Register's Office for Davidson County, Tennessee, dated October 17, 2017 and recorded on October 20, 2017. (Value of consideration shown in aforementioned deed $92,000.00.) Being also known as 102 30th Street Old Hickory, Tennessee 37138.

Being the same property conveyed to Music City Holdings, LLC by George Brandt and Eric Sox, each a 1/2 undivided interest by Warranty deed from Instrument No. 20171218-0128457 **Register's Office for Davidson County, Tennessee, dated _____ and recorded on _____. (Value of consideration shown in aforementioned deed $107,000.00.) Being also known as 102 30th Street Old Hickory, Tennessee 37138.**

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 12th day of December, 2017.

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/20/21

Owner Name & Property Address:

Name: Eldon Lee Stinson
Address: 102 30th Street
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

Name: Eldon Lee Stinson
Address: 8303 HWY 25E
City, State, Zip: Cross Plains TN 37049

Tax ID: 053-12-0-112.00