This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170449

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 **$105,000.00** 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 December, 2017.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 41119 **DEEDWARR**
12/27/2017 10:09:53 AM 3 pgs
Fees: $18.00 Taxes: $388.50

20171227-0131012

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

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

WHITES COTTAGE 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 of an unnumbered tract on the Map of Rayon City, of Record in Book 843, Page 13, in the Register' s Office for Davidson

County, Tennessee and described as follows:

Beginning at a point in the Southwesterly margin of Newell Avenue or Dupont Ave, at the Northeast corner of Lot Number 46 on said plan; thence along the line of said Lot Number 46 Southwesterly 121.6 feet at a point; thence Northwesterly 40 feet to a point; thence Northeasterly 121.6 feet to a point in the margin of Newell or Dupont Avenue; thence with the margin of the same Southeasterly 50 feet to the point of beginning.

Being the same property conveyed to William D. Lassiter, a single person by Special Warranty deed from Swartz & Brough, Inc., a Texas Corporation of record in Instrument No. 20090921-0087689 Register's Office for Davidson County, Tennessee, dated August 18, 2009 and recorded on September 21, 2009. (Value of consideration shown in aforementioned deed $65,000.00.) Being also known as 105 Newell Ave Old Hickory, Tennessee 37831.

Being the same property conveyed to Music City Holdings LLC by Warranty deed from William D. Lassiter, of record in Instrument No.*_____ Register's Office for Davidson County, Tennessee, dated December ___, 2017 and recorded on December ___, 2017. (Value of consideration shown in aforementioned deed $_____.) Being also known as 105 Newell Ave Old Hickory, Tennessee 37831.

*20171227-0131011

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 14th day of December, 2017.

_____
Notary Public
My Commission Expires: 4/26/21

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Whites Creek Cottage LLC
Address: 105 Newell Ave
City, State, Zip: Old Hickory, TN 37831

Responsible Party For Taxes:

Name: Whites Creek Cottage LLC
Address: 108 Rosewood Cir Gto
City, State, Zip: Gray TN 37615

Tax ID: 04405015100