Bill Garrett Davidson County
Batch# 41165 DEEDWARR
12/27/2017 10:52:28 AM 3 pgs
Fees: $18.00 Taxes: $366.30
20171227-0131076

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$99,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170445	Affiant Sworn to and subscribed before me this 21st day of December, 2017. Notary Public My Commission Expires: 5/6/19
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 21st day of December, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

ISADAN 1, 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 Lot No. 106, on the Map of Cobb's Subdivision of Lot No. 6, of the Harding Bosley Tract, as of Record in Book 161,

Page 155, Register's Office for said County, Described as follows.

Said Lot No. 106 Fronts 50 feet on the Easterly side of 25th Avenue, North and runs back between parallel line 150, feet to an alley.

Being the same property conveyed to CLS Investment Properties, Inc. by Successor Trustee's Deed from Scott J. McLeod of record in Instrument No. 20081205-0118104 Register's Office for Davidson County, Tennessee, dated December 2, 2008 and recorded on December 5, 2008. (Value of consideration shown in aforementioned deed $50,000.00.) Being also known as 1718 25th Avenue N Nashville, Tennessee 37208.

Being the same property conveyed to CLS Rental Properties, LLC by Quit Claim Deed from CLS Investments Properties, LLC , Inc of record in instrument number 20171227-0131074 **, Register's Office for Davidson County, Tennessee, dated _____, 2017 and recorded on_____,2017. (Value or consideration shown in aforementioned deed $_____.) Being also known as 1718 25th Avenue N Nashville, Tennessee 37208.**

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from CLS Rental Properties, LLC , Inc of record in instrument number 20171227-0131075 **Register's Office for Davidson County, Tennessee, dated _____, 2017 and recorded on _____,2017. (Value or consideration shown in aforementioned deed $_____.) Being also known as 1718 25th Avenue N Nashville, Tennessee 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 20th day of December, 2017.

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

_____
Notary Public
My Commission Expires: 5/16/19

Owner Name & Property Address:

Name: ISADAN 1, LLC
Address: 1718th 25th Avenue N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: ISADAN 1, LLC
Address: 913 N 12th St Apt 1
City, State, Zip: Nashville TN 37206

Tax ID: 081-10-0-182.00