Bill Garrett Davidson County
Batch# 43186 DEEDWARR
01/02/2018 11:14:07 AM 3 pgs
Fees: $18.00 Taxes: $947.20
20180102-0000300

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170447

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 **$256,000.00** 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 22nd day of December, 2017.

Notary Public
My Commission Expires: 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 22nd day of December, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

CRYSTAL SEA INC 401K TRUST FBO KEN CUNNINGHAM

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 Easterly half of Lot No. 294 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for

Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 294 fronts 50 feet on the Southerly margin of Stratford Avenue, and extends 205 feet on the Easterly and Westerly lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Gregory P. Wilkes and wife, Coleen Wilkes by Warranty deed from Grand Canyon Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20000510-0047339 Register's Office for Davidson County, Tennessee, dated May 08, 2000 and recorded on May 10, 2000. (Value of consideration shown in aforementioned deed $119,000.00.)

Being the same property conveyed to Gregory Pierce Wilkes by Quitclaim deed from Coleen Wilkes of record in Instrument No. 20011128-0130267 Register's Office for Davidson County, Tennessee, dated September 14, 2001 and recorded on November 28, 2001. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Gregory Pierce Wilkes by Quitclaim deed from Cindy Jane Wilkes of record in Instrument No. 20120605-0048754 Register's Office for Davidson County, Tennessee, dated June 04, 2012 and recorded on June 05, 2012. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1119 Stratford Ave Nashville, Tennessee 37216.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Gregory Pierce Wilkes of record in instrument number 20171222-0130727, **Register's Office for Davidson County, Tennessee, dated** 12/22, **2017 and recorded on** 12/22, **2017. (Value or consideration shown in aforementioned deed $** 240,000.00 **.) Being also known as 1119 Stratford Ave Nashville, Tennessee 37216.**

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: 5/6/19

Owner Name & Property Address:

Name: Crystal Sea Inc 401K Trust FBO Ken Cunningham
Address: 1119 Stratford Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Crystal Sea Inc 401K Trust FBO Ken Cunningham
Address: 1119 Mary Evelyn CT
City, State, Zip: Nashville TN 37217

Tax ID: 061-15-0-352.00