Bill Garrett Davidson County
Batch# 45207 DEEDWARR
01/08/2018 09:42:08 AM 3 pgs
Fees: $18.00 Taxes: $566.10
20180108-0002079

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170435

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 **$153,000.00** 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

T. P. BOSTEARS 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

EQUITYLINK PROPERTIES, 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 part of the resubdivision of Lot No. 20 on the Plan of Georgia Industrial Realty Company's North Nashville Property, of

record in Plat Book 421, Page 188, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning 50 feet from a point in the North line of Lot No. 20 and being 40 feet from the Southwest corner of the Thomas H. Carter lot, leaving 40 feet for the extension of 25th Avenue; thence in a Southerly direction 50 feet, and with the East margin of 25th Avenue to a point; thence in an Easterly direction 143 feet; thence in a Northerly direction 50 feet to a point and being 50 feet from the North line of said Lot No. 20; thence in a Westerly direction 143 feet to the point of beginning. Said Lot fronts 50 feet on the East side of 25th Avenue North.

Being the same property conveyed to Tyler Amburgy and wife, Heather Amburgy by Warranty deed from Justin McCrory, an unmarried individual of record in Instrument No. 20121219-0116893 Register's Office for Davidson County, Tennessee, dated December 05, 2012 and recorded on December 19, 2012. (Value of consideration shown in aforementioned deed $39,900.00.)

Being the same property conveyed to Amburgy Properties, LLC by Quitclaim deed from Tyler Amburgy and his wife, Heather Amburgy of record in Instrument No. 20130228-0020149 Register's Office for Davidson County, Tennessee, dated February 22, 2013 and recorded on February 28, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Mermen Properties LLC by Warranty deed from Amburgy Properties, LLC of record in Instrument No. 20160825-0088988 Register's Office for Davidson County, Tennessee, dated August 19, 2016 and recorded on August 25, 2016. (Value of consideration shown in aforementioned deed $80,000.00.)

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Mermen Properties, LLC of record in Instrument No. 20180108-0002078 **Register's Office for Davidson County, Tennessee, dated _____ and recorded on** January 8, 2018 **. (Value of consideration shown in aforementioned deed $147,000.00.) Being also known as 1628 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 11th 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: Chris Ellenberger
Address: 1628 25th Avenue N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Chris Ellenberger
Address: 2035 OBER BRIENZ LN
City, State, Zip: FRANKLIN TN 37064

Tax ID: 081-10-0-314.00