Bill Garrett Davidson County
Batch# 45210 DEEDWARR
01/08/2018 09:45:48 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20180108-0002083

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170417

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 **$200,001.00** 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 6th 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 6th day of December, 2017, among:

MUSIC CITY HOLDINGS, LLC

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

AND

DYNAMIC SOLUTIONS REAL ESTATE, 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. 8 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, 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 Lot No. 8 fronts 69 feet on the Northerly side of Rose Park Drive and extends back 185.37 feet on the Westerly line and 262.75 feet on the Easterly line, to a dead line in the rear, which is a broken line on which it measures 141.81 feet.

Being the same property conveyed to Mark Stevens Downing by Quit Claim Deed from George S. Downing, unmarried of record in Instrument No. 20140128-0007675 Register's Office for Davidson County, Tennessee, dated January 21, 2014 and recorded on January 28, 2014. (Value of consideration shown in aforementioned deed $00.00.) Being also known as 901 Rose Park Drive Nashville, Tennessee 37206.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from George S. Downing of record in instrument number 20171208-0125615 **Register's Office for Davidson County, Tennessee, dated** 12/6 **, 2017 and recorded on** 12/8 **,2017. (Value or consideration shown in aforementioned deed $** 182,500.00 **.) Being also known as 901 Rose Park Drive Nashville, Tennessee 37206.**

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 27th day of Nov, 2017.

_____
Notary Public
My Commission Expires: 6/26/21

HANNAH CRAIG
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Dynamic Solutions Real Estate, LLC
Address: 901 Rose Park Drive
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Dynamic Solutions Real Estate, LLC
Address: 1155 Twin Bridges Rd
City, State, Zip: Deer Lodge TN 37726

Tax ID: 084-01-0-127.00