Bill Garrett Davidson County
Batch# 45225 DEEDWARR
01/08/2018 10:08:19 AM 3 pgs
Fees: $18.00 Taxes: $642.88
20180108-0002108

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170472

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 **$173,750.00** 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 4th day of January, 2018.

Notary Public
My Commission Expires: 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 4th day of January, 2018, among:

FORREST L. MOEGLE, A MARRIED MAN

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

AND

MUSIC CITY HOLDINGS, 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. 4 on the Plan of Hidden Acres Subdivision, First Addition of record in Plat Book 2083, Page 32, 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. 4 fronts 59.46 feet on a southerly margin of Rubylee Drive and extends back between lines 187.38 feet on the Westerly line and 207.57 feet on the Easterly line, to a dead line in the rear, measuring 98 feet thereon.

Being the same property conveyed to Edmund R. Moegle and wife, Heide M. Moegle by Warranty deed from John Leroy Chandler and Rachel Warf Chandler of record in Book 3765, page 599, Register's Office for Davidson County, Tennessee, dated May 23, 1964 and recorded on N/A. The said Edmund R. Moegle having since died, property title is vested solely in his surviving spouse, Heide M. Moegle. The said Heide M. Moegle subsequently remarried and is now known as Heide M. Myers.(Value or consideration shown in aforementioned deed $10,500.00.)

Being the same property conveyed to Louis E. Myers, Trustee and Heide M. Myers Trustee of the Louis E. Myers and Heide M. Myers Revocable Living Trust by Warranty Deed from Heide M. Myers f/k/a Heide M. Moegle of record in Instrument No. 20110519-0038311 Register's Office for Davidson County, Tennessee, dated May 17, 2011 and recorded on May 19, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Forrest L. Moegle, a married person by Quitclaim Deed from Louis E. Myers, Trustee of the Louis E. Myers and Heide M. Myers Revocable Living Trust of record in Instrument No. 20170828-0088138 Register's Office for Davidson County, Tennessee, dated August 2, 2017 and recorded on August 28, 2017. The said Heide M. Myers, Trustee having since died. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 111 Rolynn Drive Nashville, Tennessee 37210.

This property is not a Martial Residence and is not the Seller's Homestead of Forrest L. Moegle.

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.

Forrest L. Moegle

Forrest L. Moegle

State of TENNESSEE
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Forrest L. Moegle, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2017.

Notary Public
My Commission Expires: 5/6/19

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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 111 Rolynn Drive
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 111 Rolynn Drive
City, State, Zip: Nashville, TN 37210

Tax ID: 119-10-0-078.00