This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170462 **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 **$83,000.00** 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 21nd day of December, 2017. Notary Public My Commission Expires: 5/6/19

STATE OF TENNESSEE NOTARY PUBLIC BOSHEARS DAVIDSON COUNTY

WARRANTY DEED

Bill Garrett Davidson County
Batch# 48346 DEEDWARR
01/17/2018 01:23:37 PM 3 pgs
Fees: $18.00 Taxes: $307.10
20180117-0004827

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

MUSIC CITY HOLDINGS, LLC

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

AND

GILLETT PROPERTIES LTD

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. 10 on the Plan of Subdivision of Lot Nos. 20, 21, 24 and 25, Montague Subdivision of record in Plat Book 843, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete

description of the property.

Being the same property conveyed to George Vernon Riddle and Linda Carolyn Anderson by Warranty deed from Joseph H. Rutherford and wife, Mary Call Rutherford of record in Book 4570, page 281, Register's Office for Davidson County, Tennessee, dated January 18, 1972 and recorded on January 19, 1972. (Value or consideration shown in aforementioned deed $10,000.00.)

Being the same property conveyed to Linda Carolyn Anderson Riddle by Quitclaim deed from George Vernon Riddle of record in Book 5252, page 729, Register's Office for Davidson County, Tennessee, dated February 13, 1978 and recorded on February 14, 1978. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Amrollah Sharifi and Naim Sharifi by Substitute Trustee's deed from Rubin Lublin TN, PLLC of record in Instrument No. 20160914-0096551 Register's Office for Davidson County, Tennessee, dated September 1, 2016 and recorded on September 14, 2016. (Value of consideration shown in aforementioned deed $53,000.00.) Being also known as 1128 Peter Pan Street Madison, Tennessee 37115.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Amrollah Sharifi and Naim Sharifi of record in instrument number 20171228-0131980, Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on December 28,2017. (Value or consideration shown in aforementioned deed $70,000.00.) Being also known as 1128 Peter Pan Street Madison, Tennessee 37115.

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: Gillett Properties ltd
Address: 1128 Peter Pan Street
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Gillett Properties ltd
Address: 2000 Newark LN # 301
City, State, Zip: Thompson Station TN 37179

Tax ID: 052-09-0-058.00