This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$104,501.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170464	Affiant Sworn to and subscribed before me this 2nd day of January, 2018. Notary Public My Commission Expires: 5/6/19
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 2nd day of January, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

PURE INVESTMENT INC.

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 Lot No. 1 on the Plan of the Anderson Estates as of record in Book 1130, page 37, Register's Office for said

Bill Garrett Davidson County
Batch# 49528 DEEDWARR
01/22/2018 10:15:52 AM 3 pgs
Fees: $18.00 Taxes: $386.65
20180122-0006245

County being Lot No. 88 on the Plan of the Resubdivision of Lots Nos. 1 and 13 of the Anderson Estates, not of record, described as follows:

Beginning on the Easterly margin of McArthur Drive at the corner of Lots Nos. 87 and 88, being the Northwest corner of the property conveyed to A. L. Johnson and wife, Floy F. Johnson, by deed from William E. Thomas and wife of record in Book 1632, page 305, said Register's Office; thence with Johnson's North line and the line between Lots Nos. 87 and 88, Eastwardly 150 feet to the common corner of Lots Nos. 13,14,87 and 88; thence with the line between Lots Nos. 13 and 88, Southwardly 50 feet to the corner of Lots Nos. 12,13,88 and 89; thence with the line between said lots, Westwardly 150 feet to the Easterly margin of McArthur Drive; thence with the Easterly margin of said Drive, Northwardly 50 feet to the beginning.

Being the same property conveyed to Robert W. Morrison and wife, Betty F. Morrison by deed of record in Book 1729, page 55, said Register's Office and further being the same properly conveyed to Betty Jean Fann Morrison by Final Decree in the case of Betty Jean Fann Morrison vs. Robert Wister Morrison, Docket No. 40616, in the Fourth Circuit Court for Davidson County, Tennessee, being filed for record in Book 3858, page 153, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth W. Hackney, Sr., a one-half (1/2) undivided interest and Linda Darlene Hackney, a one-half (1/2) undivided interest, as joint tenants with survivorship obtaining by Warranty deed from Betty Jean Fann Morrison, a single woman of record in Instrument No. 20030422-0053574 Register's Office for Davidson County, Tennessee, dated April 16, 2003 and recorded on April 22, 2003. (Value of consideration shown in aforementioned deed $32,750.00.) Being also known as 116 McArthur Drive Madison, Tennessee 37115.

Being the same property conveyed to Music City Holdings, LLC by deed from Kenneth W. Hackney, Sr., a one-half (1/2) undivided interest and Linda Darlene Hackney, a one-half (1/2) undivided interest, as joint tenants with survivorship obtaining of record in Instrument No. 20180122-0006244 Register's Office for Davidson County, Tennessee, dated 01/02/2018 and recorded on 01/22/2018. (Value of consideration shown in aforementioned deed $90,000.00.) Being also known as 116 McArthur Drive 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, Music City Holdings, LLC, 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: Pure Investment Inc.
Address: 116 McArthur Drive
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Pure Investment Inc.
Address: 1506 Amberwood Circle
City, State, Zip: Nashville TN 37221

Tax ID: 043-11-0-121.00