This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180483 **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 **$155,000.00** 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 19th day of January, 2018. Notary Public My Commission Expires: 5/6/19

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

WARRANTY DEED

Bill Garrett Davidson County
Batch# 52522 DEEDWARR
01/29/2018 09:54:18 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20180129-0008806

THIS INDENTURE, made this 19th day of January, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

MCQUARY SEBOA INVESTMENT 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 the westerly one-half of Lot No. 55 on the Plan of Trinity Heights as of record in Plat Book 161, page 38, Register' s Office

for Davidson County, Tennessee.

Said part of Lot No. 55 fronts 50 feet on the southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Matthew Wilson and Danny Cage by deed from Irma Gail Estes and Marilyn Ann Wilburn Smith, each a one-third (1/3) interest as tenants in common and Lee Ann Cage Edwards and Charles Daniel Cage and David Cage, heirs at law of the Estate of Donna Carole Cage of reocord in Instrument No. 201801808-0002526, said Register Office.

Being the same property conveyed to Music City Holdings, LLC by deed from Matthew Wilson and Danny Cage of record in Instrument No. 20180129-0008805 **Register's Office for Davidson County, Tennessee, dated January 19, 2018 and recorded on _____. (Value of consideration shown in aforementioned deed $145,000.00.)**

Being also known as 306 Marshall Street. Nashville, Tennessee 37207.

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 17th day of January, 2018.

_____
Notary Public
My Commission Expires: 10/26/21

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: McQuary Seboa Investment LLC
Address: 306 Marshall Street
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: McQuary Seboa Investment LLC
Address: 1638 Valle Verde Dr
City, State, Zip: Brentwood TN 37027

Tax ID: 07111013200