This Instrument Prepared By and Returned To:

Concord Title
10690 Murdock Drive
Knoxville, TN 37932
File No. 20180493

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 **$215,000.00;** 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 6th day of February, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 57647 **DEEDWARR**
02/12/2018 10:51:41 AM 3 pgs
Fees: $18.00 Taxes: $795.50

20180212-0013763

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

WARRANTY DEED

THIS INDENTURE, made this 6th day of February, 2018, among:

RICK WAYNE ANDERSON *by and through its duly appointed attorney-in-fact,*

AND J RYAN ANDERSON,

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Music City Holdings, LLC

of Davidson County, Tennessee, including all 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. 29 on the Plan of L.A. Warren's Resubdivision of Block "C", R.M. Dudley's Subdivision of record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot Number 29 fronts 50 feet on the Northerly side of Kirkland Avenue and runs back

150 feet between parallel lines to a rear line which measures 50 feet thereon.

Being the same property conveyed to Rick Wayne Anderson, unmarried by Warranty deed from Jeffrey C. Williams of record in Instrument No. 20050901-0104922 Register's Office for Davidson County, Tennessee, dated August 30, 2005 and recorded on September 01, 2005. (Value of consideration shown in aforementioned deed $82,500.00.)

Being the same property conveyed to Anita Lester, Trustee by Trustee's Quitclaim Deed from Rick Wayne Anderson, unmarried of record in Instrument No. 20111230-0102137, Register's Office for Davidson County, Tennessee, dated December 29, 2011 and recorded on December 30, 2011 and within the same deed the said Anita Lester, Trustee conveyed his interest in the subject property to Rick Wayne Anderson, unmarried, and J. Ryan Anderson, unmarried, as joint tenants with full rights of survivorship. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1420 Kirkland Avenue Nashville, Tennessee 37216.

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 by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Insttrument: 20180212-0013762 in the aforementioned Davidson County Registers Office.

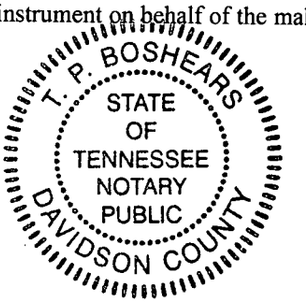
Rick Wayne Anderson by _____, **Attorney-in-Fact**
Rick Wayne Anderson by J Ryan Anderson, attorney-in fact

_____
J Ryan Anderson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **J Ryan Anderson**, 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, and who further acknowledged that such person is the attorney-in-fact of **Rick Wayne Anderson,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2018.

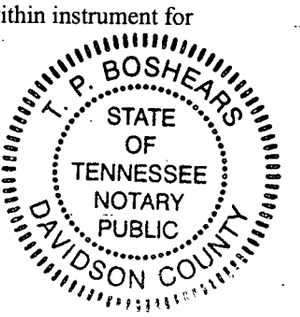


_____
Notary Public
My Commission Expires: 5/6/19

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **J Ryan Anderson**, 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 6th day of February, 2018.



_____
Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1420 Kirkland Avenue
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1420 Kirkland Avenue
City, State, Zip: Nashville, TN 37216

Tax ID: 072-07-0-039.00