This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180491 **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 **$177,000.00** 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 26th 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 26th day of January, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

Bill Garrett Davidson County
Batch# 60176 DEEDWARR
02/20/2018 09:53:09 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20180220-0015738

AND

EBICON ENTERPRISES, 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 Lot No. 6 on the Plan of First Revision of Forest Pointe, Phase I of record in Plat Book 9700, Page 92, 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 Ivan T. Gunn and Tiffany S. Gunn, husband and wife by Warranty deed from Kacy C. Taylor, unmarried of record in Instrument No. 20020802-0092967 Register's Office for Davidson County, Tennessee, dated July 29, 2002 and recorded on August 02, 2002. (Value of consideration shown in aforementioned deed $145,500.00.) Being also known as 713 Kaeden Pointe Court Antioch, Tennessee 37013.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Ivan T. Gunn and Tiffany S. Gunn, husband and wife of record in instrument number 20180130-0009549, Register's Office for Davidson County, Tennessee, dated January 26th, 2018 and recorded on January 30 ,2018. (Value or consideration shown in aforementioned deed $143,000.00.) Being also known as 713 Kaeden Pointe Court Antioch, Tennessee 37013.

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: _____
Dylan Craig

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Dylan Craig, 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 Vice President of Music City Holdings LLC.

Witness my hand and official seal this 25th day of January, 2018.

_____
Notary Public
My Commission Expires: 6/20/21

HANNAH CRAIG
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Ebicon Enerprises, Inc
Address: 713 Kaeden Pointe Court
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Ebicon Enerprises, Inc
Address: 5064 Aunt Nannies Place
City, State, Zip Nolensville TN 37135

Tax ID: 150-09-0B-006.00-CO