This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180533

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 **$442,000.00** 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 21st day of February, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 62287 **DEEDWARR**
02/26/2018 09:50:53 AM 3 pgs
Fees: $18.00 Taxes: $1,635.40

20180226-0017661

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

WARRANTY DEED

THIS INDENTURE, made this 21st day of February, 2018, among:

BOBBY S. MASON

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

AND

MUSIC CITY HOLDINGS, 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 Lot No. 31 on the Plan of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, as of record in Book 6250,

page 564, amended in Book 6626, page 937, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bobby S. Mason and wife Mamie G. Mason by Warranty deed from Burton Hills Properties, a Kentucky General Partnership in Book 6781, page 597, Register's Office for Davidson County, Tennessee, dated January 29, 1986 and recorded on February 12, 1986. (Value of consideration shown in aforementioned deed $189,053.91.)

And being the same property conveyed to Mamie G. Mason by Quitclaim Deed in Book 7585, page 566, Register's Office for Davidson County, Tennessee, dated June 24, 1988 and recorded on June 28, 1988. (Value of consideration shown in aforementioned deed $0.00.)

And being the same property conveyed to Bobby S. Mason and wife Mamie G. Mason by Quitclaim Deed from Mamie G. Mason of record in Book 8517, page 728, Register's Office for Davidson County, Tennessee, dated December 23, 1991 and recorded on December 30, 1991. The said Mamie G. Mason having since died November 24, 2010 vesting fee simple title onto the husband Bobby S. Mason as tenant by the entirety. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 51 Brookhill Circle Nashville, Tennessee 37215

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.

Bobby S. Mason

Bobby S. Mason

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bobby S. Mason, 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 21st day of February, 2018.

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

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 51 Brookhill Circle
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 51 Brookhill Circle
City, State, Zip: Nashville, TN 37215

Tax ID: 131-06-0B-031.00-CO