This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180514 **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 **$200,000.00** 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 28th day of February, 2018. Notary Public My Commission Expires: 5/6/19

T. R. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 28th day of February, 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# 64914 DEEDWARR
03/05/2018 09:01:04 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20180305-0020236

AND

DOUG'S PROPERTIES LLC
an Ohio limited liability company

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 Maplewood

Manor of record in Plat Book 547, Page 102, 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 Barbara L. Horton, an unmarried woman by Warranty deed from Michael D. Shepherd and wife Sarah L. Shepherd of record in Instrument No. 20131122-0120325 Register's Office for Davidson County, Tennessee, dated November 8, 2013 and recorded on November 22, 2013. (Value of consideration shown in aforementioned deed $131,900.00.)

Being the same property conveyed to Music City Holdings, LLC by Deed from Barbara L. Horton, an unmarried woman of record in Instrument No. 20180305-0070235 **, Register's Office for Davidson County, Tennessee, dated** 2-28-18 **and recorded on** 3-5-18 **. (Value of consideration shown in aforementioned deed $180,000.00.)**

Being also known as 799 Matthews Ave. 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.

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 14th 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: Doug's Properties LLC
Address: 799 Matthews Ave.
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Doug's Properties LLC
Address: 258 Clinton Street
City, State, Zip: Clayton , Ohio 45315

Tax ID: 061-10-0-150.00