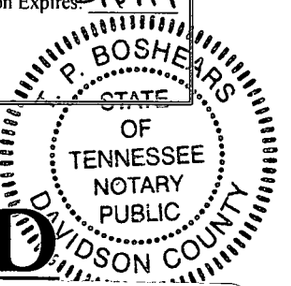
This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180537 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$137,500.00** 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 27th day of February, 2018. Notary Public My Commission Expires: 5/6/19



WARRANTY DEED

Bill Garrett Davidson County
Batch# 70156 DEEDWARR
03/16/2018 10:46:48 AM 3 pgs
Fees: $18.00 Taxes: $508.75
20180316-0025011

THIS INDENTURE, made this 27th day of February, 2018, among:

BRADY DEVELOPMENT GROUP, LLC,

A TEXAS LIMITED LIABILITY COMPANY

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. 118 on the Plan of Maplewood Heights of record in Plat Book 547, Page 77 and 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 118 fronts 100 feet on the easterly side of Edwards Avenue and runs back between parallel lines, 300 feet to a dead line.

Being the same property conveyed to Dorothy Worthington by Quitclaim Deed from Ernest M. Worthington of record in Book 9137, Page 860, Register's Office for Davidson County, Tennessee, dated October 26, 1993 and recorded on November 03, 1993. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Brady Development Group, LLC, a Texas Limited Liability Company by Warranty Deed from Dorothy Worthington, a single woman of record in Instrument No. 20171016-0105638, Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 16, 2017. (Value of consideration shown in aforementioned deed $115,000.00.) Being also known as 4124 Edwards 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.

Brady Development Group LLC

BY: _____

Danny R Brady

State of Texas
County of Collin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Danny R Brady , 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 Managing Member of Music City Holdings LLC.

Witness my hand and official seal this 23 day of February, 2018.

_____
Notary Public
My Commission Expires: 10/10/19

HEATHER FARRAR
Notary Public
STATE OF TEXAS
My Comm. Exp. October 10, 2019

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 4124 Edwards Avenue
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 4124 Edwards Avenue
City, State, Zip: Nashville, TN 37216

Tax ID: 061-06-0-101.00