This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180599

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 **$175,000.00** 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 19th day of March, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 72634 **DEEDWARR**
03/23/2018 11:15:03 AM 3 pgs
Fees: $18.00 Taxes: $647.50

20180323-0027521

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

WARRANTY DEED

THIS INDENTURE, made this 19th day of March, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

ZACCHAEUS TREE PROPERTIES, LLC
AND
TRADE WINDS PROPERTIES, 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".

Tract No. 1: Land in Davidson County, Tennessee, being Tract #20 on the unrecorded plan of the Gilbert Lowe Lands described according to a survey by George W. Watkins, Surveyor, on July 15, 1952, as follows:

Beginning at a point on the northeasterly side of old Hickory Boulevard which point is the common corner of Tracts 19 and 20 on said plan; thence continuing along the northeasterly side of said Boulevard, 200 feet to a concrete marker, then around a curve having a radius of 24.78', 39.14' to another concrete marker on the southeasterly side of Hickory Drive;

thence along said Drive 94.3' to another concrete marker; thence continuing along said Drive 95.42' to a point; thence southeasterly 210' to a point being the common rear line of Tracts 19 and 20; thence southwesterly 245.4' to the point of beginning.

Being the same property conveyed to Chester E. Sadler and wife, Mildred B. Sadler, by deed of record in Book 2452, page 257, Register's office for Davidson County, Tennessee.

Being a part of the same property conveyed to Chester E. Sadler and wife, Mildred Bates Sadler and Dianna Lee Sadler, as joint tenants with right of survivorship by Quitclaim deed from Chester E. Sadler and wife, Mildred Bates Sadler of record in Instrument No. 200006220062292 Register's Office for Davidson County, Tennessee, dated June 21, 2000 and recorded on June 22, 2000. (Value of consideration shown in aforementioned deed $0.)

Chester E Sadler and wife, Mildred Bates Sadler were married at the time they took title to the Premises and were never legally separated or divorced. Chester E Sadler having died February 17, 2001.Mildred Bates Sadler having died November 20,2004 leaving Dianna Lee Sadler as the surviving tenant-by-the-entireties.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Dianna Lee Sadler of record in instrument number 20180323-0027520**, Register's Office for Davidson County, Tennessee, dated** March 19**, 2018 and recorded on** March 23 **,2018. (Value or consideration shown in aforementioned deed $170,000.00.)**

Being also known as 1198 Old Hickory Blvd Nashville, Tennessee 37207.

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 15th day of March, 2018.

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

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

Owner Name & Property Address:

Name: Trade Winds Properties LLC
Address: 1198 Old Hickory Blvd
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Trade Winds Properties LLC
Address: 1198 Old Hickory Blvd
City, State, Zip: Nashville, TN 37207

Mailing Address
910 College St
Portland, TN 37148

Tax ID: 041-08015.00