This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180647 **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 **$159,000.00** 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 18th day of April, 2018. Notary Public My Commission Expires: 5/4/19



WARRANTY DEED

THIS INDENTURE, made this 18th day of April, 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# 83640 **DEEDWARR**
04/23/2018 10:40:55 AM 3 pgs
Fees: $18.00 Taxes: $588.30



20180423-0037890

AND

EAST LABRADOR 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".

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of a Portion of Lot 14 on the Map of Nashville Trust Company's Subdivision of the Lands of John Woodard, deceased of

record in Plat Instrument No. 20050307-0024943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of Meridian Street formerly Old Dickerson Pike at the Northeast corner of the Methodist Church property shown on said plan; thence Northerly with the Westerly margin of said Meridian Street, 100 feet to a point; Thence Westerly 200 feet to a point; Thence Southerly 100 feet to the North margin of the Church property; Thence with the margin of the same, Easterly 200 feet to the beginning.

Less and Except Lot 2, of the Resubdivision of a portion of Lot 14 on the map of Nashville Trust Company's Subdivision of the lands of John Woodard, deceased, of record in Plat Instrument No. 20050307-0024943.

Being the same property conveyed to Reverse Mortgage Solutions by Trustee's deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 20171228-0131704 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 28, 2017. (Value of consideration shown in aforementioned deed $155,000.00.)

Being the same property conveyed to Music City Holdings, LLC by Special Warranty Deed from Reverse Mortgage Solutions of record in Instrument No. 20180423-0037889 Register's Office for Davidson County, Tennessee, dated 4/18/18 and recorded on 4/23/18. (Value of consideration shown in aforementioned deed $143,000.00.)

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 6th day of April, 2018.

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/26/21

Owner Name & Property Address:

Name: East Labrador Properties, LLC
Address: 1508 Meridian Street
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: East Labrador Properties, LLC
Address: 1516 Dygee Drive
City, State, Zip: Nashville TN 37206

Tax ID: 071-11-0-027.00