Bill Garrett Davidson County
Batch# 86297 DEEDWARR
04/30/2018 01:50:16 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20180430-0040477

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180650 **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 **$168,000.00** 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 13th day of April, 2018. Notary Public My Commission Expires: 5/6/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of April, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

BOND REALTY, LLC
A Missouri 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. 98 on the Plan of Mashburn Heights of record in Plat Book 1835, Page 1, 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 Aaron Springer and wife, Helen C. Springer by Warranty deed from Donald R. Carmon and wife, Pamela W. Carmon of record in Book 4865, page 781, Register's Office for Davidson County, Tennessee, dated November 4, 1974 and recorded on November 6, 1974. (Value or consideration shown in aforementioned deed $18,750.00.) The said Aaron Springer died on January 2, 1985. Gladys Helen Copley Springer having since died on April 25, 2003. Property vested to Michael C. Springer, the only living child of Gladys Helen Copley Springer. Affidavit of Inheritance of Real Estate of record in Instrument No. 20030520-0068912, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Michael C. Springer of record in instrument number 20180426-0039414, Register's Office for Davidson County, Tennessee, dated 04/20/18, 2018 and recorded on04/26/2018. (Value or consideration shown in aforementioned deed $117,500.00.)

Being also known as 78 E Thompson Nashville, Tennessee 37211.

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.

_____
Notary Public
My Commission Expires: 6/26/21

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Bond Realty, LLC
Address: 78 E. Thompson Lane
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Bond Realty, LLC
Address: 156 Fieldcrest Circle
City, State, Zip: Hendersonville TN 37075

Tax ID: 119-11-0-134.00