This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180699

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 **$120,000.00** 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 30th day of April, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 89157 **DEEDWARR**
05/07/2018 10:57:46 AM 3 pgs
Fees: $18.00 Taxes: $444.00

20180507-0043360

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2018, among:

DEEP RIVER DEVELOPMENT, LLC

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".

Being the Northerly 50 feet of Lot No. 348 in D.T. McGavock's and Others Addition to Nashville, of record in Book 21, Page 41, Register's Office for Davidson County,

Tennessee.

Said Northerly part of Lot No. 348 fronts 50 feet on the Westerly side of 16th Avenue, North, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Deep River Development, LLC by Warranty deed from Katie Ryans of record in Instrument No. 20140321-0023289 Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on March 21, 2014. (Value of consideration shown in aforementioned deed $27,000.00.) Being also known as 1717 16Th Avenue North Nashville, Tennessee 372082001.

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.

Deep River Development, LLC

BY: _____
Jeremy Edward Kelton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jeremy Edward Kelton, 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 Deep River Development, LLC

.

Witness my hand and official seal this 30 day of April, 2018.

LEAH D. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 3.8.2021

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1717 16Th Avenue North
City, State, Zip: Nashville, TN 37208-2001

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1717 16Th Avenue North
City, State, Zip: Nashville, TN 37208-2001

Tax ID: 081-11-0-260-00