Bill Garrett Davidson Cou
Batch# 89163 DEEDWARR
05/07/2018 11:05:43 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20180507-0043368

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180683

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 **$170,000.00** 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

WARRANTY DEED

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

DILLON CONSTRUCTION LLC

A TENNESSEE 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. 15 on the Plan of Crescent Heights of record in Book 2331, Page 106, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 67 feet on the Northeasterly side of Stirton Road and runs back 181.4 feet on the Northwesterly line and 166.3 feet on the Southeasterly line, to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed to Aaron Springer and wife, Helen C. Springer by Warranty Deed from Glen Wallis and wife, Ruth W. Wallis of record in Book 4746, Page 289, Register's Office for Davidson County, Tennessee, dated September 14, 1973 and recorded on September 14, 1973. (Value or consideration shown in aforementioned deed $15,601.99.)

The said Aaron Springer died on January 02, 1985, and Gladys Helen Copley Springer died on April 25, 2003, and Michael C. Springer inherited all interest in real estate by intestate succession. Affidavit of Inheritance of Real Estate recorded in Instrument No. 20030520-0068913.

Being the same property conveyed to Dillon Construction LLC, a Tennessee limited liability company by Warranty deed from Michael C Springer of record in Instrument Number 20180423-0037885, Register's Office for Davidson County, Tennessee, dated 04/05/18 and recorded on 04/23/18. (Value or consideration shown in aforementioned deed $150,000.00.)

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.

Dillon Construction LLC

BY: _____

Michael E Dillon

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Michael E Dillon , 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 Sole Member of Dillon Construction LLC a Tennessee limited liability company

Witness my hand and official seal this 27th day of April, 2018.

_____
Notary Public
My Commission Expires: 03/08/2022

FRED RYAN TRUESDALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 116 Stirton Road
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 116 Stirton Road
City, State, Zip: Nashville, TN 37210

Tax ID: 119-03-0-044.00