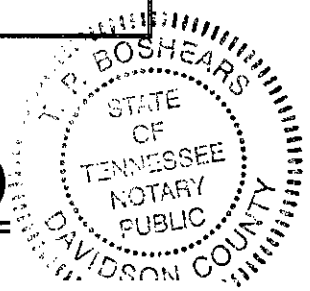
This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180705 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$129,000.00** 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 27th day of April, 2018. Notary Public My Commission Expires: 5/6/19



WARRANTY DEED

Bill Garrett Davidson County
Batch# 91353 **DEEDWARR**
05/14/2018 09:20:00 AM 3 pgs
Fees: $18.00 Taxes: $477.30

20180514-0045661

THIS INDENTURE, made this 27th day of April, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

SOUTHLAND PARTNERS REAL ESTATE INVESTMENTS, LLC
A Tennessee Corporation

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 the easterly 50 feet of the northerly 200

feet of Lot No. 39, of Block I, on the plan of Forest Park at Madison, Tennessee, as shown on Plat of record in Plat Book 843, page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Said part of Lot No. 39 fronts 50 feet on the southerly side of Elm Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Ronnie Lee Farmer, Sr. by Quitclaim deed from Ronnie Lee Farmer, Jr. and Eric Farmer of record in Instrument No. 20180402-0030640 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on April 2, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 404 Elm Street Nashville, Tennessee 37115.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Ronnie Lee Farmer, Sr. of record in Instrument No. 20180504-0042701 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 04, 2018 (Value of consideration shown in aforementioned deed $91,784.62.) Being also known as 404 Elm Street Nashville, Tennessee 37115.

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 18th 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: Southland Partners Real Estate Investments LLC
Address: 404 Elm Street
City, State, Zip: Nashville, TN 37115

Responsible Party For Taxes:

Name: Southland Partners Real Estate Investments LLC
Address: 2441 Q Old Fort Pkwy #394
City, State, Zip: Murfreesboro, TN 37128

Tax ID: 43-13-380.00