This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180654 **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 **$210,000.00** 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 11th day of May 2018. Notary Public My Commission Expires: 10/20/20

SARAH ALSUP NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Bill Garrett Davidson County
Batch# 92582 DEEDWARR
05/15/2018 12:50:00 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20180515-0046360

WARRANTY DEED

THIS INDENTURE, made this 11th day of May, 2018, among:

EQUITY TRUST COMPANY CUSTODIAN FBO BETHANY BURKHARDT AND FBGM, LLC 80% UNDIVIDED INTEREST

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

AND
JEFFREY S TAYLOR

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 Northwesterly 45 feet of the Southerly 100.75 feet of Lots Nos. 21 and 22 of Block 5 on said plan. Said part of said Lots Nos. 21 and 22 front 45 feet, more or less, on the Southwesterly side of Elliott Drive and extends back between parallel lines 100 feet to the Northeasterly line of Lot No. 20.

For identification purposes, this is the same property known as Pt. of Lot 21 and 22, Block 5, Dabbs and Elliott Subdivision of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Equity Trust Company Custodian FBO Bethany Burkhardt IRA, 20% undivided interest and FBGM, LLC 80% undivided interest by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20171117-0118189 Register's Office for Davidson County, Tennessee, dated November 07, 2017 and recorded on November 17, 2017. (Value of consideration shown in aforementioned deed $115,000.00.) Being also known as 2804 Elliott Drive Old Hickory, Tennessee 37138.

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.

Equity Trust Company Custodian FBO Bethany Burkhardt IRA, 20% undivided interest

BY: _____

Name: Hope Gonzales
Corporate Alternate Signer

Title: _____

State of Ohio

County of Cuyahoga

The foregoing instrument was acknowledged before me this 10 day of April, 2018 by **HOPE GONZALES**, who is personally know to me (or satisfactorily proven) to be the ~~CORP ALT SIGNER~~ of Equity Trust Company Custodian FBO Bethany Burkhardt IRA and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of April, 2018.

_____
Notary Public
My Commission Expires: _____

NOTARIAL SEAL
STATE OF OHIO

JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

FBGM, LLC 80% Undivided Interest

BY: _____

Bethany Burkhardt

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bethany Burkhardt, 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 FBGM, LLC.

Witness my hand and official seal this 11th day of May, 2018.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Jeffrey S Taylor
Address: 2804 Elliott Drive
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

Name: Jeffrey S Taylor
Address: 2804 Elliott Dr
City, State, Zip: Old Hickory TN 37138

PARCEL - 053-12-0-100.00