This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180817

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 **$103,000.00** 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 12th day of June, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 105504 **DEEDWARR**
06/18/2018 09:39:45 AM 3 pgs
Fees: $18.00 Taxes: $381.10

20180618-0058142

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

WARRANTY DEED

THIS INDENTURE, made this 12th day of June, 2018, among:

GARRY WILLIAMS AND WIFE, TERESA WILLIAMS, *by and through its duly appointed attorney-in-fact,*

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, described as follows, to-wit:

Being a tract of land in the 5th Civil District of Davidson County, Tennessee, near the town of Antioch and being known as Tract No. 2, on a plan made by George A. Watkins, surveyor, November 7, 1950, showing division of a 25 acre tract known as the Payne Lands and described according to said Watkins survey as follows:

Beginning at a point in the center line of the main tract of N.C. & St. L. Railroad at the common corner of Tracts 2 and 3, shown on said survey; thence with the line between said tracts, North 51 deg. East, 126 feet to a point, a corner of Tract I; thence with the line between Tracts 1 and 2, South 38 deg. 45' East, 25 feet to an iron pin; thence North 73 deg. East, 194.1 feet to an iron pin; thence South 33 deg. 15' East, 173 feet to an iron pin at the corner of Tracts 2 and 5 in the northwest corner of the Smith land; thence with Smith's west line, South 39 deg. West, 313.6 feet to a railroad spike in the center line of the main tract of said railroad; thence with the center line of same, North 35 deg. 30' West, 334.6 feet to the beginning.

Being the same property conveyed to Garry Williams and wife, Teresa Williams by deed from Thomas E. Crabtree, Sr., and wife Lucy M. Crabtree of record in Book 9365, page 442, Register's Office for Davidson County, Tennessee, dated May 27, 1994 and recorded on June 2, 1994. (Value or consideration shown in aforementioned deed $50,000.00.) Being also known as 4855 Payne Road Antioch, Tennessee 37013.

Quitclaim Deed to Teresa Williams by Jacky Willard Biggs, Jr., for marital interest in the property described in schedule A, stating equitable interest in marriage from 1998, dated March 10, 1999 and recorded July 29, 1999, in Book 11593, Page 861. (Teresa Williams was supposedly married to Garry since they aquired title in 1994, so not sure of the validity of this document.)

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.

Garry Williams

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Garry Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2018.

Notary Public
My Commission Expires: 5/6/19

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

Teresa Williams by Joshua Romines as attorney in fact

Teresa Williams by Joshua L Romines as Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Joshua L Romines as attorney in fact for Teresa Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2018.

Notary Public
My Commission Expires: 5/6/19

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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 4855 Payne Road
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 4855 Payne Road
City, State, Zip: Antioch, TN 37013

Tax ID: 148-123.00