This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$174,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180831	Affiant Sworn to and subscribed before me this 22nd day of June, 2018. Notary Public My Commission Expires: 5/6/19
After Recording Return To The Above.	

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 22nd day of June, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

Bill Garrett Davidson County
Batch# 107816 **DEEDWARR**
06/25/2018 10:53:11 AM 3 pgs
Fees: $18.00 Taxes: $645.65
20180625-0060938

AND

NISHA AND RICKY PROPERTIES, LLC
A Tennessee Limited Liability Company

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. 17 on the Plan of Dan Leech

Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 80 feet on the Easterly side of Jewel Street and runs back between lines, 145 feet on the Northerly line and 148 feet on the Southerly line to the west right of way line of the L & N Railroad on which it measures 86 feet.

Being the same property conveyed to Terry M. Blade and wife, Patricia B. Blade by Warranty deed from Grand Canyon Properties, L.L.C. of record in Instrument No. 20001127-0115872 Register's Office for Davidson County, Tennessee, dated November 22, 2000 and recorded on November 27, 2000. (Value of consideration shown in aforementioned deed $75,000.00.)

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Terry M. Blade and wife, Patricia B. Blade of record in Instrument No. 20180625-0060937**, Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on** 6-25-18 **, 2018. (Value of consideration shown in aforementioned deed $160,000.00.) Being also known as 1513 Jewell Street Nashville, Tennessee 37207.**

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 June, 2018.

_____
Notary Public
My Commission Expires: 6/26/21

HANNAH CRAIG
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Nisha and Ricky Properties, LLC
Address: 1513 Jewell Street
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Nisha and Ricky Properties, LLC
Address: 915 Robert Rose Drive Apt 527
City, State, Zip: Murfreesboro, TN 37129

Tax ID: 072-09-0-084.00