This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180887

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 **$151,000.00** 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 29th day of June, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 111681 **DEEDWARR**
07/02/2018 12:30:59 PM 3 pgs
Fees: $18.00 Taxes: $558.70

20180702-0063902

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

WARRANTY DEED

THIS INDENTURE, made this 29th day of June, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

D&D KITTRELL INVESTMENTS 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 further described as follows; to-wit:

Beginning at a point in the easterly margin of Taylor Road, Said point being 75 feet southerly from the southwest corner of Cheater H. Maxwell's property; thence easterly and parallel to Maxwell's property: thence easterly and parallel to Maxwell's property 166.3 feet to a point; thence westerly 163.7 feet to a point in the easterly margin of Taylor Road; thence northerly along the easterly margin of said Taylor Road, 75 feet to the point of beginning. Being the center 1/3 of an acre tract of land in the 5th Civil District of Davidson County approximately 7 miles from Nashville near Nolensville Pike, being part of a 4 acre tract conveyed to Joe Taylor.

Being the same property conveyed to Susan M. West, unmarried by Warranty deed from Fleet Finance, Inc. of record in Book 8762, page 878, Register's Office for Davidson County, Tennessee, dated October 16, 1992 and recorded on October 21, 1992. (Value or consideration shown in aforementioned deed $30,000.00.)

Being the same property conveyed to Music City holdings, LLC by deed from Susan M. West, unmarried of record in Instrument No. * , Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 2, 2018. (Value or consideration shown in aforementioned deed $145,000.00.) Being also known as 4410 Taylor Road Nashville, Tennessee 37211.

* 20180702-0063901

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 25th day of June, 2018.

Notary Public
My Commission Expires: 6/20/21

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: D&D Kittrell Investments LLC
Address: 4410 Taylor Road
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: D&D Kittrell Investments LLC
Address: 1128 Henry Place Blvd
City, State, Zip: Clarksville TN 37042

Tax ID: 147-08-0-161.00