Bill Garrett Davidson County
Batch# 111690 DEEDWARR
07/02/2018 12:43:10 PM 3 pgs
Fees: $18.00 Taxes: $233.10

20180702-0063921

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180788

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 **$63,000.00** 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 20th day of June, 2018.

Notary Public
My Commission Expires: 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 20th day of June, 2018, among:

DONNA COOTES GATTIS

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, Being Lot No. 73A on the plan of Haywood Forest, Section Three, as of Record in Book 5800, Page 167, Register's Office for

Davidson County, Tennessee, to said Lot No. 73A Being The Northerly parts of Lot 73 of said Subdivision, more particularly described as follows:

Beginning at a point in the Southerly line of Gillespie Drive, said point being the point at which the Northeasterly corner of Lot 73 meets the Northwesterly corner of Lot 72, Haywood Forest, Section 3; thence South 52 Degrees 51' 10" East 112.77 feet to a point; thence South 44 Degrees 4' 19" West 43.36 feet to a point feet to a point; thence North 44 Degree 36' 26" West 47.85 feet to a point; thence North 44 Degrees 45' 21" West 34.83 feet to a point; thence North 47 Degrees 24' 23" West 27.70 feet to a point; thence following the Southerly line of Gillespie Drive in a Northwesterly Direction 28.72 feet to a point of beginning.

Being the same property conveyed to Donna Cootes Gattis by Warranty deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 8859, page 767, Register's Office for Davidson County, Tennessee, dated February 02, 1993 and recorded on February 08, 1993. (Value or consideration shown in aforementioned deed $27,002.00.) Being also known as 4824 Gillespie Drive Antioch, Tennessee 37013.

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.

Donna Cootes Gattis

Donna Cootes Gattis

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Donna Cootes Gattis, 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 20th day of June, 2018.

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

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 4824 Gillespie Drive
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 4824 Gillespie Drive
City, State, Zip: Antioch, TN 37013

Tax ID: 148-14-0-227.00