Bill Garrett Davidson County
Batch# 118278 DEEDWARR
07/19/2018 10:09:48 AM 3 pgs
Fees: $18.00 Taxes: $203.50
20180719-0070376

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180941

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 **$55,000.00** 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 16th day of July, 2018.

Notary Public
My Commission Expires: 5/6/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16th day of July, 2018, among:

HAROLD E. RAINEY AND WIFE, GENEVA G. RAINEY

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. 241 on the Plan of Madison Park, Section 8 of record in Plat Book 4300, Page 117, in the Register's Office for

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

Said lot fronts 66 feet on the southerly side of Becklea Drive and extends back 150.4 feet on the easterly line and 152.2 feet on the westerly line to a dead line in the rear, on which it measures 61.79 feet thereon.

Being the same property conveyed to Harold E. Rainy and wife, Geneva G. Rainey by Warranty deed from Linda T. Nance, formerly Linda T. Carr of record in Book 5145, page 819, Register's Office for Davidson County, Tennessee, dated May 9, 1977 and recorded on May 10, 1977. (Value or consideration shown in aforementioned deed $26,630.60.) Being also known as 237 Becklea Drive Madison, Tennessee 37115.

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.

Harold E. Rainey
Harold E. Rainey

Geneva G. Rainey
Geneva G. Rainey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Harold E. Rainey and Geneva G. Rainey, 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 13th day of July, 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: 237 Becklea Drive
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 237 Becklea Drive
City, State, Zip: Madison, TN 37115

Tax ID: 043-10-0-082.00