This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180907

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 **$241,000.00** 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 19th day of July, 2018.

Notary Public
My Commission Expires 5/6/19

Bill Garrett Davidson County
Batch# 119187 **DEEDWARR**
07/23/2018 11:13:47 AM 3 pgs
Fees: $18.00 Taxes: $891.70

20180723-0071413

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

WARRANTY DEED

THIS INDENTURE, made this 19th day of July, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

GILLETT PROPERTIES, LTD

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 Nos. 169 and 170 on the Plan of Oakwood Park Subdivision of record in Plat Book 421, Page 12, 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 Lots Nos. 169 and 170 adjoin and front together 60 feet on the Easterly side of North Sixth street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to John Miller, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20110309-0018953 Register's Office for Davidson County, Tennessee, dated March 04, 2011 and recorded on March 09, 2011. (Value of consideration shown in aforementioned deed $41,500.00.)

Being the same property conveyed to Music City Holdings, LLC by Deed from John Miller, married of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, dated July 19 , 2018 and recorded on July ____, 2018. (Value of consideration shown in aforementioned deed $233,000.00)
+ 20180723-0071410

Being also known as 1207 N 6th 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 5th day of July, 2018.

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Owner Name & Property Address:

Name: Gillett Properties LLC
Address: 2308 N 6th Street
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Gillett Properties LLC
Address: 5235 Cloister Drive
City, State, Zip: Murfreesboro TN 37128

Tax ID: 071-16-0-220.00