This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180928

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 **$133,250.00** 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 26th day of July, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 122114 DEEDWARR
07/30/2018 09:25:32 AM 3 pgs
Fees: $18.00 Taxes: $493.02

20180730-0073807

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

WARRANTY DEED

THIS INDENTURE, made this 26th day of July, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

MOURAD TAKI

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. 22 on the Plan of Resubdivision Edgemeade Farm of record in Plat Book 3600, Page 69, 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 No. 2 fronts 50feet on the Southerly side of Edgemeade Drive and runs back between parallel lines 125 feet to a line at the rear on which it measures 50 feet thereon.

Being the same property conveyed to William R. Coffey and wife, Estalene Coffey by Warranty deed from Carson C. Driver, Jr. and wife, Doris B. Drive of record in Book 3934, page 890, Register's Office for Davidson County, Tennessee, dated September 08, 1965 and recorded on September 14, 1965. The said William R. Coffey having since died 11/8/2003. Value or consideration shown in aforementioned deed $10,750.00.)

Being the same property conveyed to Music City Holdings, LLC by deed from William Coffey, Kenneth Coffey aka Kenny Coffey and Dixie Donaldson of record in Instrument No. *20180730-0073806, Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 30, 2018. (Value or consideration shown in aforementioned deed $100,000.00.)

Being also known as 234 Edgemead 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.

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: Mourad Taki
Address: 234 Edgemeade Drive
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Mourad Taki
Address: 912 KIPLING DR
City, State, Zip: NASHVILLE TN 37217

Tax ID: 034130235 00