This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180821

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 **$195,000.00** 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 July, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 124093 **DEEDWARR**
08/02/2018 12:37:17 PM 3 pgs
Fees: $18.00 Taxes: $721.50

20180802-0075880

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

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

TSUNG WEN CHEN AND MILDRED FRANCO-CHEN

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 the southerly 61 feet of the Northerly 122.5 on Lot Number 27 on the Map of Joywood Heights, Section 111, not of record,

and described according to a copy of a plat by W. W. Turner Company, Engineers, as follows:

Beginning at a point in the westerly margin of Jones Avenue, 61.5 South of the common corner of Lots Numbers 26 and 27, thence westerly 700 feet more or less to H. W. Keeple's east line; thence along Keeple's line, South 1 degrees 15 minutes West, 61 feet, thence easterly 698 feet more or less to the westerly margin of Jones Avenue; thence along the margin of said Avenue northerly 61 feet to the beginning.

Being the same property conveyed to Music City Holdings by Warranty deed from David Turner, of record in Instrument No. 20180801-0074873 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on August 1, 2018. (Value of consideration shown in aforementioned deed $150,000.00.)

Being also known as 2714 Jones Avenue 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: _____

Dylan Craig

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Dylan Craig, 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 Vice President of Music City Holdings LLC.

Witness my hand and official seal this 16th day of July, 2018.

_____
Notary Public
My Commission Expires: 5/6/19

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

Owner Name & Property Address:

Name: Tsung Wen Chen and Mildred Franco-Chen
Address: 2714 Jones Avenue
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Tsung Wen Chen and Mildred Franco-Chen
Address: 205 Logan's Circle
City, State, Zip: Franklin TN 37067

Tax ID: 060-16-0-110.00