This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180963

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 **$134,000.00** 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 30th day of July, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 124097 **DEEDWARR**
08/02/2018 12:40:50 PM 3 pgs
Fees: $18.00 Taxes: $495.80

20180802-0075886

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

WARRANTY DEED

THIS INDENTURE, made this 30th day of July, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

CITI, LLC
A Tennessee limited liability company

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".

A certain parcel of real estate, situate in Davidson County, Tennessee, and further described as follows:

Being the Southerly 33 1/3 feet of Lot No. 128 on the plan of MacGavock Wetmore, and others, Second Addition to Nashville, called the addition to the town of McGavock as of record in Book No. 21, page 41, Register's Office Davidson County, Tennessee; said Southerly part of said Lot No. 128 fronts 33 1/3 feet on the Easterly side of 12th Avenue, North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Robert Hall and wife, Geneva Hall by Warranty deed from Emma Louise Knox, unmarried of record in Book 9310, page 419, Register's Office for Davidson County, Tennessee, dated April 07, 1994 and recorded on April 13, 1994. (Value or consideration shown in aforementioned deed $12,500.00.)

- **Robert Hall died on May 20,2015 leaving Geneva Hall as the surviving tenant-by-the-entireties**

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Geneva Hall of record in Instrument No. *____ Register's Office for Davidson County, Tennessee, dated July 30 , 2018 and recorded on _____, 2018. (Value or consideration shown in aforementioned deed $127,000.00.)

*20180802-0075885

Being also known as 1610 B 12th Ave N Nashville, Tennessee 37208.

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 27th 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: Citi LLC
Address: 1610 B 12th Ave N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Citi LLC -Attn Briana Stumph
Address: 5700 W 112th St Suite 200
City, State, Zip: Overland Park KS 66211

Tax ID: 081-11-0-552.00