This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180951

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 **$129,000.00** 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 31st day of July, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 124836 **DEEDWARR**
08/06/2018 11:21:25 AM 3 pgs
Fees: $18.00 Taxes: $477.30

20180806-0076957

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

WARRANTY DEED

THIS INDENTURE, made this 31st day of July, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

JOHN RAHMI AND RAHIM ASHARI

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. 76 on the Plan of L. H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kingston Allison and wife, Mary G. Allison by Warranty deed from Vernon M. Williams and Son, a partnership composed of Vernon M. Williams, Sr and Vernon M. Williams, Jr. of record in Book 3225, page 224, Register's Office for Davidson County, Tennessee, dated May 24, 1961 and recorded on May 26, 1961.

The said Kingston Allison and Mary Frances Allison AKA Mae Frances Allison divorced on March 16, 1979 and remarried in August 30, 2001

The said Kingston Allison died testate on October 9, 2008. He devised said property to Mae Frances Gatlin-Allison, Carla Fay Allison Cannow aka Carla Fay Cannon and Vickie Le Angela Allison, in his Last Will and Testament of record in Docket no. 08P-1704 in the Probate Division of the Circuit County for Davidson County, Tennessee. Also of record in Instrument No. 20140929-0089475, in said Register's Office

The said Mae Frances Gatlin-Allison died on July 11, 2010, leaving her heirs-at-law as follows: Carla Fay Allison Cannow aka Carla Fay Cannon and Vickie Le Angela Allison aka and Vickie Le Angela Allison Spencer, as referenced in Affidavit of Heirship recorded as Exhibit "A"

Being the same property conveyed to Music City Holdings, LLC by deed from Carla Fay Cannon and Vickie Le Angela Allison Spencer of record in Instrument No. 20180806-0076956 **, Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on** August 6 **, 2018. (Value or consideration shown in aforementioned deed $122,000.00)**

Being also known as 1015 42nd Avenue North Nashville, Tennessee 37209.

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 30th day of July, 2018.

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

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: John Rahmi and Rahim Ashari
Address: 1015 42nd Avenue North
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: John Rahmi and Rahim Ashari
Address: 624 Grange Hill Ct
City, State, Zip: Franklin TN 37067

Tax ID: 091-08-0-090.00