This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180922

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 **$176,000.00** 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 27thh day of July, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 127442 **DEEDWARR**
08/10/2018 10:20:47 AM 3 pgs
Fees: $18.00 Taxes: $651.20

20180810-0079078

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

WARRANTY DEED

THIS INDENTURE, made this 27th day of July, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

PEARL PROPERTIES,LLC

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. 51 on the Plan of W. J. Myers Subdivision of record in Plat Book 332, Page 66, in the Register's Office for

Davidson County, Tennessee.
Said Lot No. 51 fronts 50 feet on the Easterly side of Pennington Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Johnny Scott and Rita Berry, husband and wife by Warranty deed from Jon E. Stark of record in Instrument No. 20021212-0153569 Register's Office for Davidson County, Tennessee, dated December 05, 2002 and recorded on December 12, 2002. (Value of consideration shown in aforementioned deed $55,000.00.)

Being the same property conveyed to Music City Holdings, LLC by deed from Johnny Scott aka Johnnie Scott, of record in Instrument No 20180810-0079077 **Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on** August 10**, 2018. (Value of consideration shown in aforementioned deed $170,000.00.)**

Being also known as 2221 Pennington Avenue Nashville, Tennessee 37216.

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: Pearl Properties LLC
Address: 2221 Pennington Avenue
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Pearl Properties LLC
Address: 805 3rd Ave N
City, State, Zip: Nashville TN 37201

Tax ID: 072-11-0-222.00