This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181009

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 **$173,501.00** 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 27th day of August, 2018.

Notary Public
My Commission Expires: 3/6/19

Bill Garrett Davidson County
Batch# 135250 **DEEDWARR**
08/30/2018 01:37:14 PM 3 pgs
Fees: $18.00 Taxes: $641.95

20180830-0086166

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

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

COLIN ELLIS

of DAVIDSON COUNTY 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 Lots No. 5 and 6 in Block "A" on the unrecorded plan of Home Acres as subdivision by Blanchard and Parrish, Surveyors, more particularly described as follows:

Said Lots No. 5 and 6 front together 200 feet on the Northerly margin of Neely's Bend Road and run back between parallel lines measuring 269.7 feet to a line in the rear on which the measure 200 feet.

Being the same property conveyed to Fred R. York and Joan T. York, husband and wife, by deed from James Vincent Fudoli, Jr., and wife, Cynthia L. Fudoli, of record in Book 10133, page 472, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings LLC By deed from Fred R. York and Joan T. York, husband and wife, of record in instrument number 20180830 0086165 **Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on** August 30th **, 2018**

Being also known as 1003 Neelys Bend Rd, 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 30th day of August, 2018.

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

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

Owner Name & Property Address:

Name: Colin Ellis
Address: 1003 Neelys Bend Rd
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Colin Ellis
Address: 705 Thurrock Circle
City, State, Zip: Brentwood TN 37027

Tax ID: 052-07-0-032.00