This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181029 **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 **$95,000.00** 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 August, 2018. Notary Public My Commission Expires: 5/6/18

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

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

Karen Y Johnson Davidson County
Batch# 135944 **DEEDWARR**
09/04/2018 11:01:31 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20180904-0087157

AND

JOHN RAHIMI

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 Unit No. 1051, Building "C" on the plan of Castlewood Condominiums Apartments, according to the Master Deed of

record in Book 4750, page 426 amended in Book 5245, Page 663 recorded in Book 5246, page 457, Book 5545, Page 619, Book 6426, Page 919 in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4660, page 62, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Country Club Investors, LLC, a Tennessee Limited Liability Company by Warranty deed from Nancy Ann Winningham, unmarried, and Nancy Ann Winningham and Jewell M. Winningham, both unmarried, as the sole Heirs-at-Law of Cletis Winningham of record in Instrument No. 20180801-0074933 Register's Office for Davidson County, Tennessee, dated July 26, 2018 and recorded on August 01, 2018

Being the same property conveyed to Music City Holdings, LLC by deed from Country Club Investors, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180904-0087156 **Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on** 9.4 **, 2018.**

Being also known as 1051 Harold Drive Nashville, Tennessee 37217.

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 10th day of August, 2018.

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

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

Owner Name & Property Address:

Name: John Rahmi
Address: 1051 Harold Dr
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

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

Tax ID: 107-09-0A-024.00