This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181062

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 10th day of September, 2018.

Notary Public
My Commission Expires: 5/6/19

Karen Y Johnson Davidson County
Batch# 140159 **DEEDWARR**
09/12/2018 10:24:27 AM 3 pgs
Fees: $18.00 Taxes: $651.20

20180912-0090444

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

WARRANTY DEED

THIS INDENTURE, made this 10th day of September, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

Rylan Kean

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. 24 on the Plan of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County,

Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24, measuring 50 feet on the Easterly side of Newell Avenue, and running back between parallel lines 147 feet on the Southerly side and 147 feet on the Northerly side, and measuring 50 feet at the rear.

Being the same property conveyed to Amy Bermudez and husband, Andres Emilio Bermudez by Quit Claim deed from Amy Bermudez (formerly known as Amy Calzadilla) of record in Instrument No. 20130919-0098611 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 19, 2013.

Being the same property conveyed to Music City Holdings, LLC by deed from Amy Bermudez and husband, Andres Emilio Bermudez of record in Instrument No. 20180912-0090443 **, Register's Office for Davidson County, Tennessee, dated September 10, 2018 and recorded on September** 12 **, 2018.**

Being also known as 108 Newell Avenue Old Hickory, Tennessee 37138

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

It's President

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 September, 2018.

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

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

Owner Name & Property Address:

Name: ~~Hidden Trail Properties, LLC~~ Rylan Kean
Address: 108 Newell Ave
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

Name: ~~Hidden Trail Properties, LLC~~ Rylan Kean
Address: 1774 Viola Ct
City, State, Zip: Clarksville TN 37043

Tax ID: 044-05-0-162.00