This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181091 **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 **$188,000.00** 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 7th day of September, 2018. Notary Public My Commission Expires: 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 7th day of September, 2018, among:

MUSIC CITY HOLDINGS, LLC

A TEXAS LIMITED LIABILITY COMPANY

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

AND

BURLEY INVESTMENTS, LLC
A Tennessee Limited Liability Company

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".

Karen Y Johnson Davidson County
Batch# 141825 **DEEDWARR**
09/17/2018 12:42:56 PM 3 pgs
Fees: $18.00 Taxes: $695.60

20180917-0091967

Land in Davidson County, Tennessee, being Unit "A" of 1429 Litton Avenue Residences, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180809-0078717, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brady Development Group, LLC, a Texas limited liability company by Warranty deed from Josh Hellmer of record in Instrument No. 20180815-0081007 Register's Office for Davidson County, Tennessee, dated August 14, 2018 and recorded on August 15, 2018. (Value of consideration shown in aforementioned deed $160,000.00.)

Being the same property conveyed to Music City Holdings, LLC a Texas Limited Liability company by deed from Brady Development Group, LLC, a Texas limited liability company of record in Instrument No20180917-0091960 Register's Office for Davidson County, Tennessee, dated September 7, 2018 and recorded on September _____, 2018.

Being also known as 1429A Litton Ave 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: _____
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 6th day of September 2018.

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

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

Owner Name & Property Address:

Name: Burley Investments LLC
Address: 1429 Litton Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Burley Investments LLC
Address: 5089 Cobblestone Creek Drive
City, State, Zip: Whites Creek TN 37189

Tax ID: 072-11-1L-001.00-CO