This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181039

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 **$201,000.00** 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

Karen Y Johnson Davidson County
Batch# 149781 **DEEDWARR**
10/08/2018 10:17:34 AM 3 pgs
Fees: $18.00 Taxes: $743.70

20181008-0099505

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

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

AND

MID-TENN PROPERTIES, 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".

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Riverside

Drive Subdivision of record in Plat Book 974, Page (s) 60 and 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randy Cowan and wife Teresa Cowan by Warranty deed from Terry L. Stewart and wife Debra K. Stewart of record in Instrument No. 20010719-0076651 Register's Office for Davidson County, Tennessee, dated April 16, 2001 and recorded on July 19, 2001. (Value of consideration shown in aforementioned deed $86,500.00.)

Randy Cowan and Teresa Cowan were married at the time they took title to the Premises and were never legally separated or divorced. Teresa Cowan died on or about May 21, 2005 leaving Randy Cowan as the surviving tenant-by-the-entireties

Being the same property conveyed to Music City Holdings, LLC by deed from Randy Cowan of record in Instrument No. 20181008-0099504 **, Register's Office for Davidson County, Tennessee, dated September 6, 2018 and recorded on** October 8 **, 2018.**

Being also known as 1708 Litton 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 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: Mid-Tenn Properties LLC
Address: 1708 Litton Avenue
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Mid-Tenn Properties LLC
Address: 757 Mount Pleasant Rd
City, State, Zip: Kingston Springs TN 37082

Tax ID: 072-12-0-212.00