This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181112

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 **$152,000.00** 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 27th day of September, 2018.

Notary Public
My Commission Expires

Karen Y Johnson Davidson County
Batch# 149786 **DEEDWARR**
10/08/2018 10:26:33 AM 3 pgs
Fees: $18.00 Taxes: $562.40

20181008-0099519

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

WARRANTY DEED

THIS INDENTURE, made this 27th 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

DIANE BROOKS AND FREEDOM 123, LLC
A California 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. 190 on the Plan of Section 3, Haynes Estates of record in Plat Book 4175, Page 80, 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. 190 fronts 90.31 feet on the northwesterly margin of Boyd Drive and extends back 148.39 feet on the northeasterly line and 151.99 feet on the southwesterly line to a dead line in the rear, measuring 59.81 feet thereon.

Being the same property conveyed to Early Lee Johnson, Jr. by Warranty deed from Hazel M. Chamberlain and Benjamin F. Chamberlain and John L. Chamberlain, Jr. of record in Instrument No. 20160610-0058836 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 10, 2016. (Value of consideration shown in aforementioned deed $86,000.00.)

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Estate of Early Lee Johnson, Jr. of record in Instrument No. 20181001-0096953 Register's Office for Davidson County, Tennessee, dated September 27,2018 and recorded on October 01,2018

Being also known as 4071 Boyd Dr. Nashville, Tennessee 37218.

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 26th 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: Diane Brooks and Freedom 123, LLC
Address: 4071 Boyd Dr
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: Diane Brooks and Freedom 123, LLC
Address: 535 Cambrian Way
City, State, Zip: Danville CA 94526

Tax ID: 059-09-0-140.00