**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181255

**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 **$85,000.00** 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 15th day of November, 2018.

Notary Public
My Commission Expires: 5/4/19

Karen Y Johnson Davidson County
Batch# 162300 **DEEDWARR**
11/19/2018 12:17:28 PM 3 pgs
Fees: $18.00 Taxes: $314.50

20181119-0113688

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

# WARRANTY DEED

**THIS INDENTURE**, made this 15th day of November, 2018, among:

## COUNTRY CLUB INVESTORS, LLC

**A TENNESSEE LIMITED LIABILITY COMPANY**

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

**AND**

## MUSIC CITY HOLDINGS, LLC

**A Texas 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. 699, on the Plan of Tract No. 19 Site Plan, Nashboro Village Nineteen Condominiums, of record in Book 5200, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Country Club Investors, LLC, a limited liability company by Warranty deed from Harold Glenn Smith, unmarried of record in Instrument No. 20181109-0111296 Register's Office for Davidson County, Tennessee, dated November 9, 2018 and recorded on November 9, 2018.**

**Being also known as 699 Longhunter Ct 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.

**Country Club Investors LLC**

**BY:** _____

**Jonathan Hagan, Member**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jonathan Hagan , 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 Member of Country Club Investors, LLC

Witness my hand and official seal this 13th day of November, 2018.

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

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

**Owner Name & Property Address:**

Name: Music City Holdings, LLC
Address: 699 Longhunter Ct
City, State, Zip: Nashville, TN 37217

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 699 Longhunter Ct
City, State, Zip: Nashville, TN 37217

**Tax ID: 135-08-0A-699.00-CO**