31387-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson
Karen Y Johnson Davidson County Batch# 169330 DEEDWARR 12/03/2018 09:23:58 AM 2 pgs Fees: $13.00 Taxes: $462.50 20181203-0117365	The actual consideration or value, whichever is greater, for this transfer is **$125,000.00.** Kathy Goodson Affiant Subscribed and sworn to before me, this the 30th day of November, 2018. Anna Agee Notary Public My commission expires: 3-8-22 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rhythm Homes & Development, LLC	**New Owner**	**Map 070-05-0 Parcel 043.00**
355 Hazel Avenue		
St. Louis, MO 63119		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Music City Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhythm Homes & Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Alpine Terrace, of record in Book 421, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Music City Development, LLC, a Tennessee limited liability company, by Deed dated November 7, 2016 from Walter Timoschuk III, Basil Timoschuk, and Walter Timoschuk, III and Basil Timoschuk as Co-Trustees of the Walter Timoschuk, Jr Testamentary Trust F/B/O Jeffory Alan Timoschuk, of record in Instrument No. 20161110-0119027, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 421, Page 131, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (__X__) property, known as **2611 Alpine Park Avenue, Nashville, TN 37218**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand by its duly authorized officer this **30th** day of **November, 2018.**

Music City Development, LLC, a Tennessee limited liability company

By: _____
Michael F. Wissel, Member

By: _____
Dallas W. Monday, Jr., Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael F. Wissel and Dallas W. Monday, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the members of **Music City Development, LLC, a Tennessee limited liability company,** the within named bargainor, and that they, as members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Michael F. Wissel and Dallas W. Monday, Jr.**, as members.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2018.**

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21