This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181312 **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 **$211,000.00** 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 30th day of November, 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 30th day of November, 2018, among:

1 PUBLIC HOMES, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

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

AND

Karen Y Johnson Davidson County
Batch# 169390 **DEEDWARR**
12/03/2018 10:25:27 AM 3 pgs
Fees: $18.00 Taxes: $780.70
20181203-0117449

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".

A tract of land in the 11th Civil District of Davidson County, Tennessee, being the North 20 feet of Lot No. 2 and the South 50 feet of Lot No. 3 on the plan of Humphrey Hardison's Subdivision of the Gray or Hensley tract; not of record and described partly according to a copy of the survey made June 17, 1949, by James A. Hamilton, Jr., surveyor, as follows:

Beginning at a point in the Easterly margin of Riverside Drive 135 feet North of the North margin of Cooper Lane, said point being 20 feet of the common corner of Lots 2 and 3; thence Easterly parallel to the line between said lots, and 20 feet South of same, 300 feet to a point; thence Northerly 70 feet to a point; thence Westerly 300 feet to the Easterly margin of Riverside Drive; thence with the margin of the same Southerly 70 feet to the beginning.

Being the same property conveyed to Evelyn P. Rawls, an unmarried woman by Quitclaim deed from Evelyn P. Rawls, a widowed woman, Tony Clemmons, a married man joined by his spouse Vickie Clemmons of record in Instrument No. 20091230-0118460 Register's Office for Davidson County, Tennessee, dated December 12, 2009 and recorded on December 30, 2009.

Being the same property conveyed to 1 Public Homes, LLC by Substitute Trustee's deed from Bank of America of record in Instrument No. 20181126-0114986, Register's Office for Davidson County, Tennessee, dated November 13, 2018 and recorded on November 26, 2018.

Being also known as 305 Riverside Dr Nashville, Tennessee 37206.

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.

1 Public Homes, LLC

BY: Eric Sox Member
Eric Sox, 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, Eric Sox, 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 1 Public Homes, LLC.

Witness my hand and official seal this 29th day of November, 2018.

Notary Public
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 305 Riverside Dr
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 305 Riverside Dr
City, State, Zip: Nashville, TN 37206

Tax ID: 083-11-0-104.00