This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181275

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 **$145,300.00** 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 November, 2018.

Notary Public
My Commission Expires: 3/7/22

Karen Y Johnson Davidson County
Batch# 172263 **DEEDWARR**
12/10/2018 11:27:55 AM 3 pgs
Fees: $18.00 Taxes: $537.61

20181210-0120024

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 27th day of November, 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

GARY BRYANT, unmarried

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".

Being parts of Lots Nos. 420 and 421 on the Map Sunrise Heights, Second Plan, of record in Plat Book 421, Page 46, Register' s Office for Davidson County, Tennessee.

Said Parts of Lots Nos. 420 and 421 adjoin and together front 100 feet on the Westerly margin of Calhoun Avenue (now Saindon Street) and run back between parallel lines 75 feet to a dead line, which measures 100 feet.

Being the same property conveyed to Roy Edward Qualls, unmarried by Warranty deed from Robert P. Sparkman and wife, Edwina Sparkman of record in Book 7784, page 441, Register's Office for Davidson County, Tennessee, dated February 28, 1989 and recorded on March 02, 1989. The said Roy Edward Qualls having since died 1/24/2017 and by his Last Will and Testament devised said property to Elizabeth Gasho and Gina Koger. See also Affidavit of Heirship recorded in instrument No 20170810-0081968. (Value or consideration shown in aforementioned deed $48,000.00.)

Being the same property conveyed to Music City Holdings, LLC by deed from Elizabeth Gasho and Gina Koger, Devisees of the Estate of Roy Edward Qualls of record in Instrument No. 20181210-0120023, Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on 12/10, 2018.

Being also known as 500 Elgin St Nashville, Tennessee 37211.

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 Williamosn

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 6th day of November, 2018.

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

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

Owner Name & Property Address:

Name: Gary Bryant
Address: 500 Elgin St
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Gary Bryant
Address: 481 John Wright Road
City, State, Zip: Mt Juliet TN 37122

Tax ID: 133-01-020-000