This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181345

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 **$97,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

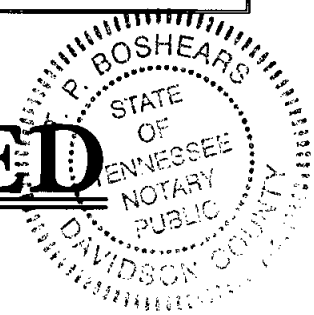
Affiant

Sworn to and subscribed before me this 10th day of December, 2018.

Notary Public
My Commission Expires: 5/6/19

Karen Y Johnson Davidson County
Batch# 173329 **DEEDWARR**
12/12/2018 11:13:01 AM 3 pgs
Fees: $18.00 Taxes: $358.90

20181212-0120960



WARRANTY DEED

THIS INDENTURE, made this 10th day of December, 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

NASHVEST, LLC
A Tennessee 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 all of Unit No. 11-5, Building No. 11, in Hermitage Woods Condominiums, Phase II (Raintree Village), a condominium, created under Chapter 27, Title 64, Tennessee Code Annotated, and as established by a Master Deed of record in Deed Book 4753, Page 140, Register's Office for Davidson County, Tennessee, and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II and Phase II-A, of record in Book 1765, Pages 36 through 38, inclusive, voided by Book 4860, Pages 62 through 64, inclusive, said Register's Office, to which reference is hereby made, Garage No. 11-5-B is limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to George Allan O'Connor and Judith B. O'Connor, husband and wife by Warranty deed from Frankie L. Hopkins, Jr., unmarried of record in Instrument No. 20031223-0182371 Register's Office for Davidson County, Tennessee, dated December 15, 2003 and recorded on December 23, 2003.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from George Allan O'Connor and Judith B. O'Connor, husband and wife of record in Instrument No. 20181212-0120959, Register's Office for Davidson County, Tennessee, dated _____, 2018 and recorded on December 12, 2018.

Being also known as 428 Raintree Pl Hermitage, Tennessee 37076.

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 7th day of December, 2018.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC

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

Owner Name & Property Address:

Name: Nashvest, LLC
Address: 428 Raintree Pl
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Nashvest, LLC
Address: 1811 Ivy Crest Drive
City, State, Zip: Brentwood, TN 37027

Tax ID: 086-11-0B-107.00-CO