This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $391,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181315	Affiant Sworn to and subscribed before me this 30th day of November, 2018. Notary Public My Commission Expires: 5/4/19
After Recording Return To The Above.	

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

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176397 DEEDWARR
12/20/2018 11:23:19 AM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20181220-0123933

THIS INDENTURE, made this 30th day of November, 2018, among:

BRANDON J. LIGGETT, A SINGLE MAN

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

AND

MUSIC CITY HOLDINGS, LLC

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. 807 on the Plan of Revision Plan of a portion of West Meade Farms, Inc- Section IX, a Resubdivision of Lots

808 through 811 & 815 through 822, on the plan of West Meade Farms, Inc- Section IX of record in Plat Book 2663, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 807 and part of Lot No. 808 adjoin and front together 156.7 feet on the Easterly side of Grayson Court and run back between lines 466.4 feet on the Southerly line and 525.8 feet more or less, on the Northerly line to a line in the rear, which is a broken line, measuring 184.8 feet thereon.

Being the same property conveyed to A. Bandy Wenning and wife, Donna W. Wenning by Warranty deed from Thomas Bacchetti and wife I. Elizabeth Bacchetti of record in Book 5359, page 837, Register's Office for Davidson County, Tennessee, dated October 31, 1978 and recorded on November 03, 1978.

Being the same property conveyed to Brandon J. Liggett, a single man, by Warranty deed from from A. Bandy Wenning and wife, Donna W. Wenning of record in Instrument No. 20161214-0131246 Register's Office for Davidson County, Tennessee, dated December 13, 2016 and recorded on December 14, 2016.

Being also known as 6509 Grayson Ct, Nashville, TN 37205

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.

Brandon J. Liggett

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brandon J. Liggett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

JESSICA CONKLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jessica Conklin
Notary Public
My Commission Expires: July 5, 2021

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 6509 Grayson Ct
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 6509 Grayson Ct
City, State, Zip: Nashville, TN 37205

Tax ID: 115-14-0-004.00