Karen Y Johnson Davidson County
Batch# 179016 DEEDWARR
12/31/2018 09:27:32 AM 3 pgs
Fees: $18.00 Taxes: $843.60

20181231-0126104

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181342

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 **$228,000.00** 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 19th day of December, 2018.

Notary Public
My Commission Expires: 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 19th 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

ALTA CONSTRUCTORS 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 Lot No. 186 on the Plan of Neill S. Brown's Addition to East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee. Said Lot No. 186 fronts 50 feet on the Easterly side of Neill Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Bank of America, N.A. as successor by merger to BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP by Substitute Trustee's deed from Recontrust Company, N.A., Substitute Trustee of record in Instrument No. 20120124-0006506 Register's Office for Davidson County, Tennessee, dated January 24, 2012 and recorded on January 24, 2012. (Value of consideration shown in aforementioned deed $48,000.00.)

Being the same property conveyed to William Koenig, unmarried by Quitclaim deed from Bank of America, N.A. as successor by merger to BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP of record in Instrument No. 20130128-0008576 Register's Office for Davidson County, Tennessee, dated January 15, 2013 and recorded on January 28, 2013.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from William Koenig, unmarried of record in Instrument No. *_____, Register's Office for Davidson County, Tennessee, dated _____, 2018 and recorded on _____, 2018.

* 20181231-0126103

Being also known as 313 Neill Ave 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.

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.

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Owner Name & Property Address:

Name: Alta Constructors LLC
Address: 313 Neill Ave
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Alta Constructors LLC ATTN Andy Neuman
Address: 2515 Nolensville Pike
City, State, Zip: Nashville TN 37211

Tax ID: 082-12-0-065.00