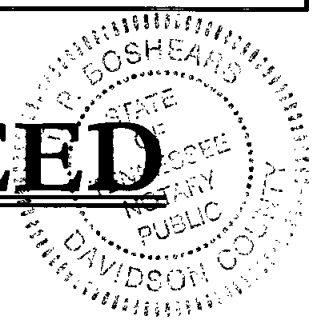
This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181364 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$202,000.00** 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 28th day of December, 2018. Notary Public My Commission Expires: 5/4/19



WARRANTY DEED

THIS INDENTURE, made this 28th day of December, 2018, among:

Karen Y Johnson Davidson County
Batch# 181142 **DEEDWARR**
01/07/2019 10:50:53 AM 3 pgs
Fees: $18.00 Taxes: $747.40



20190107-0001513

MUSIC CITY HOLDINGS, LLC

A Texas limited liability company

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

AND

GLOBAL REAL ESTATE EDUCATION NETWORK, 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. 77 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page 82 through 84, inclusive, 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. 77 fronts 102 feet on the Northerly side of Southcrest Drive and runs back between lines, measuring 230 feet on the Westerly line, and 171 feet on the Easterly line to the rear line on which it measuring 118 feet.

Being the same property conveyed to Donna R. Harmon, an unmarried woman and Mary A. Miller, an unmarried woman, as joint tenants by Quitclaim deed from Wesley D. Harmon of record in Instrument No. 20001130-0117272 Register's Office for Davidson County, Tennessee, dated November 13, 2000 and recorded on November 30, 2000. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Donna R. Harmon, an unmarried woman and Mary A. Miller, an unmarried woman, as joint tenants of record in Instrument No. 20190107.0001512 **Register's Office for Davidson County, Tennessee, dated December 28 , 2018 and recorded on** 1.7.19 ~~, 2018.~~

Being the same property conveyed to Global Real Estate Education Network, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20190107.0001513 **Register's Office for Davidson County, Tennessee, dated December 28, 2018 and recorded on** 1.7.19 , ~~2018.~~

Being also known as 516 Southcrest Dr 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 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 21st day of December, 2018.

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

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

Owner Name & Property Address:

Name: Global Real Estate Education Network, LLC
Address: 516 Southcrest Dr
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Global Real Estate Education Network, LLC
Address: 5662 Nolensville Pk.
City, State, Zip: Nashville TN 37211

Tax ID: 147-15-0-150.00