This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181395

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 **$75,000.00** 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 31st day of December, 2018.

Notary Public

My Commission Expires: 5/6/19

Karen Y Johnson Davidson County
Batch# 181154 **DEEDWARR**
01/07/2019 11:02:52 AM 3 pgs
Fees: $18.00 Taxes: $277.50

20190107-0001535

K. Y. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 31st day of December, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

WILLIAM GOURGY AND SYLVIA GOURGY
Married

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. 49 on the plan of Goodlettsville Heights Subdivision, Section Two, as of record in Book 1424, Pages 120 and 121, Register's Office for said County.

Said Lot No. 49 fronts 65 feet on the southeasterly side of Moss Trail Road and runs

back 267 feet on the northeasterly line and 335.4 feet on the southwesterly line, to the westerly right of way line of the L. and N. Railroad, measuring 142 feet thereon.

Included in the above description, but excluded therefrom, is that part of said property conveyed to State of Tennessee, by deed from Hal B. Elam and wife, Elizabeth H. Elam, of record in Book 3994, Page 527, Register's Office for said County.

Being the same property conveyed to 1 Public Homes LLC by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 20181002-0097538, Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on October 02, 2018.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from 1 Public Homes LLC of record in Instrument No. 20190107.0001534 **Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on** 1.7.19.

Being the same property conveyed to William Gourgy and Sylvia Gourgy married by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20190109.0001535, **Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on** 1-7-19.

Being also known as 433 Moss Trail, Goodlettsville, Tennessee 37072.

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 27th day of December, 2018.

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

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

Owner Name & Property Address:

Name: William Gourgy and Sylvia Gourgy
Address: 433 Moss Trail
City, State, Zip: Goodlettsville, TN 37072

Responsible Party For Taxes:

Name: William Gourgy and Sylvia Gourgy
Address: 3215 Holbrook Dr
City, State, Zip: Nashville TN 37211

Tax ID: 026-09-0-070.00