This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181325 **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 **$155,000.00** 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 23rd day of January, 2019. Notary Public My Commission Expires: 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 23rd day of January, 2019, among:

MUSIC CITY HOLDINGS, LLC,

A TEXAS LIMITED LIABILITY COMPANY

(the "**Grantor**")

Karen Johnson Davidson County
Batch# 190630 **DEEDWARR**
02/01/2019 09:01:47 AM 3 pgs
Fees: $18.00 Taxes: $573.50

20190201-0009664

AND

ALTA CONSTRUCTORS LLC,

A Tennessee limited liability company

(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, its successors and assigns, the following described real property, including, without limitation, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the hereinafter referred to as the "Premises"):

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Irvington of record in Book 843, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deborah Faulkner, Trustee of the Deborah Faulkner by Warranty Deed from Zelbert Dickson Brady, married of record in Instrument No. 20110726-0057055, Register's Office for Davidson County, Tennessee, dated July 25, 2011 and recorded on July 26, 2011.

Report of Sale recorded on June 26, 2018, recorded in Instrument No. 20180626-0061375, Register's Office for Davidson County, Tennessee.

Final Decree Confirming Sale to G. CO Investments, LLC recorded on October 19, 2018, recorded in Instrument No. 20181019-0104066, Register's Office for Davidson County, Tennessee.

Decree for Redemption to Faulkner Deborah, Trustee recorded on January 14, 2019, recorded in Instrument No. 20190114-0003610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from The Deborah Faulkner Trust dated August 1, 20017 of record in Instrument No. 20190125-0007697 **, Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on** January 25 2019 **.**

Being the same property conveyed to Alta Constructors LLC by Warranty Deed from Music City Holdings, LLC of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on _____, 2019.

This is improved property located at 1029 Cahal Ave., Nashville, Tennessee 37206.

TOGETHER WITH 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.

This conveyance of the Premises is subject only to the following matters (the "Permitted Encumbrances"): (i) Real estate taxes for the year 2019 and subsequent years, which are not yet due and payable; and (ii) all matters shown on the Plan of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee.

FURTHERMORE, the Grantor hereby covenants with Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of the Premises in "fee simple", and has full power, authority and right to convey the same; that the Premises are free from all liens and other encumbrances, other than the Permitted Encumbrances 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 further covenants and binds itself and its successors and assigns to forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER**, except for claims arising under or by virtue of the Permitted Encumbrances.

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 22nd day of January, ~~2018.~~ 2019 TPS

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

T. P. BOS
SE
TENN
NOTARY
PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Alta Constructors LLC
Address: 1029 Cahal Ave.
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

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

Tax ID: 072-13-0-042.00