| 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 **$187,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. |
|---|---|
| Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20191916 | Affiant<br><br>Sworn to and subscribed before me this 8th day of July, 2019.<br><br>Notary Public<br>My Commission Expires: 3-7-23 |
| **After Recording Return To The Above.** | |

P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 8th day of July, 2019, among:

## YOUR HOME BUILDERS, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

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

Karen Johnson Davidson County
Batch# 258430 **DEEDWARR**
07/18/2019 09:08:19 AM 3 pgs
Fees: $18.00 Taxes: $693.75

20190718-0070226

**AND**

## MUSIC CITY HOLDINGS, LLC

A Texas limited liability company

of TN Counties 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. 5 on the Plan of S. A. Champion's Subdivision of record in Plat Book 161, Page 132, 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 Music City Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Tony Pegues of record in Instrument No. 20190417-0035516 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 17, 2019.**

**Being the same property conveyed to Your Home Builders, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20190422-0036156 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 22, 2019.**

**Being also known as 1910 Heiman St Nashville, Tennessee 37208.**

**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.

**Your Home Builders LLC**

**BY:**_____

**Dhruv I Patel**

**Its; Sole Member**

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Dhruv I Patel*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Sole Member*** of ***Your Home Builders, LLC*** the within named bargainor, and that he/she as such ***Sole Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Sole Member.***

Witness my hand and official seal this 8th day of July, 2019.

_____
Notary Public
My Commission Expires: 3-7-23

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

**Owner Name & Property Address:**

Name: Music City Holdings, LLC
Address: 1910 Heiman St
City, State, Zip: Nashville, TN 37208

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 1910 Heiman St
City, State, Zip: Nashville, TN 37208

**Tax ID: 081-15-0-088.00**