BILL GARRETT, Davidson County
Trans: T20160049775 DEEDWARR
Recvd: 06/13/16 12:39 2 pgs
Fees: 13.00 Taxes: 4810.00
20160613-0059524

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
16-0258CV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of June, 2016

Notary Public
Commission Expires: COMMISSION EXPIRATION 05/16/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nashville United FC, LLC 109 Candy Lane Nashville, TN 37211	Heritage Bank USA, Inc. P.O. Box 537 Hopkinsville, KY 42241	134 00 0 317.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

MMSanchez, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nashville United FC, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat, Resubdivision of Lot 2 of George Subdivision and Consolidation of the George Realty, LLC Property, of record as Instrument No. 20080910-0092798, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to MMSanchez, LLC, a Tennessee limited liability company by Special Warranty Deed from H. Steven George, Trustee of the Steve George 2009 QTIP Trust Agreement dated September 28, 2009, dated 12/22/2011 and recorded 1227/2011 as Instrument No. 20111227-0100997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 109 & 111 Candy Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

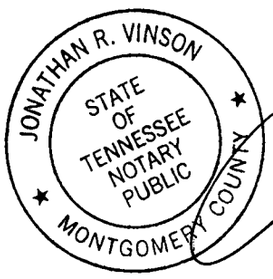
Dated this the 8th day of June, 2016.

MMSanchez, LLC
By Martin Sanchez, its President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Martin Sanchez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of MMSanchez, LLC, and that he is authorized by MMSanchez, LLC, to execute this instrument on its behalf as such President.

Witness my hand and official seal at Nashville, Tennessee this 8th day of June, 2016.



Notary Public
My Commission Expires: COMMISSION EXPIRATION 05/16/17

(Notary Seal)