This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017050027A

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $230,000.00

Sworn to and subscribed before me this 30th day of June, 2017.

Affiant

Notary Public

BILL GARRETT, Davidson County
Trans:T20170061224 DEEDWARR
Recvd: 07/18/17 10:36 2 pgs
Fees:13.00 Taxes:851.00
20170718-0072123

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

Address of New Owner:
4JSAP Inc., a Nevada Corporation
1815 Charleston Lane
Franklin, TN 37067

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
082-04-0-393.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Music City Holdings, LLC, a Texas Limited Liability Company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **4JSAP Inc., a Nevada Corporation,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of W. A. Sharp's Revised Plan of A.W. Hooker's Addition to East Nashville of record in Plat Book 57, Page 131, as revised in Book 421, Page 114, in the 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. 7 fronts 50 feet on the Southerly side of Petway Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Georgia M. Shannon, unmarried by Warranty deed from Protential Inc. of record in Instrument No. 20120313-0021588 Register's Office for Davidson County, Tennessee, dated March 02, 2012 and recorded on March 13, 2012.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Georgia Shannon, unmarried of record in Instrument No. 20170718-0072122, Register's Office for Davidson County, Tennessee.

This is improved property known as **910 Petway, Nashville, TN 37206.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 29th day of June, 2017.

Music City Holdings, ~~LLC a Texas~~ Limited Liability Company

BY: _____
Mathew Farmer, ~~General~~ Manager

State of Tennessee
County of WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Mathew Farmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the General Manager of Music City Holdings, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 29th day of June, 2017.

_____
Notary Public
My Commission Expires: _____

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY