Bill Garrett Davidson County
Batch# 27658 DEEDWARR
11/20/2017 10:23:39 AM 4 pgs
Fees: $23.00 Taxes: $714.10

20171120-0118719

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170392

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 **$193,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Bethany Bs
Affiant

Sworn to and subscribed before me this 16th day of November, 2017.

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

Notary Public
My Commission Expires: 5/6/19

WARRANTY DEED

THIS INDENTURE, made this 16th day of November, 2017, among:

BSFF, INC., A CALIFORNIA CORPORATION AND OLEY , INC., A TENNESSEE FOR PROFIT CORPORATION, AS TENANTS IN COMMON

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

AND

MUSIC CITY HOLDINGS, LLC

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, Tennesse being Lot 79 and a part of Lot 78 on the Map of Water Place of record in Plat Book 332, Page(s) 136 and 137, Register's Office for Davidson County, Tennesse, to which record reference is hereby made for a more particular description thereof.

Said Lot 79 and part of Lot 78 front together 57 feet on the Southerly margin of Hanover Avenue and run back between parallel lines 150 feet to a dead line in the rear, whereupon it measures 57 feet.

Being the same property conveyed to Jeremy P. Holland, a single man by Warranty deed from Judith-Ann Ward and husband, John Michael Ward of record in Instrument No. 20090803-0072664 Register's Office for Davidson County, Tennessee, dated July 30, 2009 and recorded on August 03, 2009. (Value of consideration shown in aforementioned deed

$130,000.00.)

Being the same property conveyed to BSFF, Inc. a California corporation and Oley, Inc., a Tennessee for-profit corporation, as tenants in common by Warranty deed from Jeremy P. Holland, a single man of record in Instrument No. 20171027-0110321 Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on October 27, 2017. (Value of consideration shown in aforementioned deed $128,558.06.) Being also known as 1722 Hanover Road Nashville, Tennessee 37216.

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.

BSFF, Inc., a California Corporation

BY: _____

Gabriel Contreras

State of California
County of Kern

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Gabriel Contreras, 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 Vice President of BSF, Inc.

Witness my hand and official seal this 14 day of November, 2017.

_____
Notary Public
My Commission Expires: 7-17-2019

PAM MCLAUGHLIN
Commission # 2116324
Notary Public - California
Kern County
My Comm. Expires Jul 17, 2019

see attached Cert. Acknowledgment.
11.14.17

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kern)

On NOV 14 2017 before me, Pam McLaughlin Notary Public
(insert name and title of the officer)

personally appeared Gabriel Contreras,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

PAM MCLAUGHLIN
Commission # 2116324
Notary Public - California
Kern County
My Comm. Expires Jul 17, 2019

Oley, Inc., A Tennessee for profit corporation

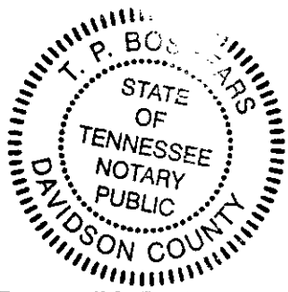
BY: _____
Kris M Oliver

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kris M Oliver , 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 Oley, Inc.

Witness my hand and official seal this 16th day of November, 2017.

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



Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1722 Hanover Road
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1722 Hanover Road
City, State, Zip: Nashville, TN 37216

Tax ID: 072-12-0-028.00