This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170393

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 **$200,000.00** 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 16th day of November, 2017.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 27658 **DEEDWARR**
11/20/2017 10:23:39 AM 3 pgs
Fees: $18.00 Taxes: $740.00

20171120-0118720

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

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

MTMT, LLC A TENNESSEE LIMITED LIABILITY COMPANY

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, Tennessee being Lot 79 and a part of Lot 78 on the Map of Water Place of record in Plat Book 332, Pages 136 and 137, Register's Office for

Davidson County, Tennessee, 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.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from BSFF, Inc. a California corporation and Oley, Inc., a Tennessee for-profit corporation, as tenants in common of record in instrument number *_____, Register's Office for Davidson County, Tennessee, dated Nov. 16, 2017 and recorded on Nov. 20 2017. (Value or consideration shown in aforementioned deed $ 193,000.) Being also known as 1722 Hanover Road Nashville, Tennessee 37216.

* 20171120-0118719

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.

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 13th day of November, 2017.

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

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

Owner Name & Property Address:

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

Responsible Party For Taxes:

Name: MTMT LLC
Address: 9425 Weatherly Drive
City, State, Zip: Brentwood TN 37027

Tax ID: 072-12-0-028.00