This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180553 **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 **$192,000.00** 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 23rd day of February, 2018. Notary Public My Commission Expires: 5/6/19

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

WARRANTY DEED

THIS INDENTURE, made this 23rd day of February, 2018, among:

Bill Garrett Davidson County
Batch# 64271 DEEDWARR
03/02/2018 09:32:56 AM 3 pgs
Fees: $18.00 Taxes: $710.40
20180302-0019690

MUSIC CITY HOLDINGS, LLC

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

AND

PATRIOT CAPITAL PARTNERS, LLC
A FLORIDA LIMITED LIABITY 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 No. 124 on the Plan of Dalewood, Section II of record in Book 1835, Page 6, 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. 124 fronts 83 feet on the West side of Ridgecrest Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Richard E. Yancey and wife, Melba C. Yancey by Warranty Deed from Janet Knott Looney, now Henderson, and husband, Albert N. Henderson of record in Book 3376, Page 367, Register's Office for Davidson County, Tennessee, dated May 11, 1962 and recorded on May 16, 1962. (Value or consideration shown in aforementioned deed $10,750.00.) Being also known as 2206 Ridgecrest Drive, Nashville, Tennessee 37216.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Patricia Yancey Steele, the heir at law of Richard E Yancey of record in instrument number 20180226-0017933, Register's Office for Davidson County, Tennessee, dated February 22,, 2018 and recorded on February 26,2018. (Value or consideration shown in aforementioned deed $186,000.00) Being also known as2206 Ridgecrest Drive, 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.

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 14th day of February, 2018.

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

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

Owner Name & Property Address:

Name: Patriot Capital Partners, LLC
Address: 2206 Ridgecrest Drive
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Patriot Capital Partners, LLC
Address: 3300 NE 192nd Street unit 1012
City, State, Zip: Aventura FL 33180

Tax ID: 072-12-0-117.00