This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180635

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 **$179,000.00** 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 12th day of April, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 80449 **DEEDWARR**
04/13/2018 09:37:24 AM 3 pgs
Fees: $18.00 Taxes: $662.30

20180413-0034865

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

WARRANTY DEED

THIS INDENTURE, made this 12th day of April, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

BZ CAPITAL GROUP, 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, Tennessee, being the Northerly Part of Lot No. 111 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, 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 part of Lot No. 111 fronts 64 feet on the Northerly side of Oneida Avenue and runs back between lines 136.7 feet on the Westerly line and 156 feet on the Easterly line to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to William Lynn Batey, a single person by Warranty deed from Associates Financial Services of America, Inc of record in Book 11453, page 451, Register's Office for Davidson County, Tennessee, dated April 27, 1999 and recorded on April 29, 1999. (Value or consideration shown in aforementioned deed $38,500.00.) Being also known as 941 Oneida Avenue Nashville, Tennessee 37207.

Being the same property conveyed to Music City Holdings, LLC from William Lynn Batey, a single person by Warranty deed record in instrument number 20180413003048064 **Register's Office for Davidson County, Tennessee, dated** _____ **and recorded on** April 13, 2018 **. (Value or consideration shown in aforementioned deed $170,000.00.) Being also known as 941 Oneida Avenue Nashville, Tennessee 37207**

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.

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Witness my hand and official seal this 10th day of April, 2018.

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

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

Owner Name & Property Address:

Name: B2 Capital Group, LLC
Address: 941 Oneida Avenue
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: B2 Capital Group, LLC
Address: 6630 Country Creek Lane SE
City, State, Zip: Cedar Rapids, IA 52403

Tax ID: 072-09-0-054.00