This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180777 **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 **$96,000.00** 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 18th day of May, 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 18th day of May, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

Bill Garrett Davidson County
Batch# 97737 **DEEDWARR**
05/29/2018 03:18:19 PM 3 pgs
Fees: $18.00 Taxes: $355.20
20180529-0051114

RVJ ENTERPRISES, INC
A Tennessee Limited Liability Company

of Cheatham 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".

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
Being a tract of land lying on the East side of Higdon Road and being all of the property described in Book 5925, Page 591, Register's office, Davidson County Tennessee and further described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc. License number 1838, dated May 17, 2000 as follows:

Beginning at a point in the centerline of Higdon Road; said point being the Southwest corner of the Jonathan D. West property of record in Book 9981, Page 131, Register's Office, Davidson County, Tennessee and the Northwest corner of the herein described tract; thence leaving said road, South 67 degrees, 08 minutes East, 699.91 feet to a point; thence South 71 degrees, 41 minutes East, 178 feet to a point thence North 09 degrees 42 minutes West, 430.00 feet to a point; thence North 78 degrees, 00 minutes East, 200.00 feet to a point; thence South 09 degrees, 57 minutes East, 471.00 feet to a point; thence South 74 degrees, 00 minutes West, 124.00 feet to a point; thence South 45 degrees, 00 minutes West, 97.00 feet to a point; thence South 09 degrees, 42 minutes East, 26.00 feet to a point; thence South 13 degrees, 00 minutes East, 142.00 feet (Calc.) to a point; thence North 86 degrees, 50 minutes West, 270.00 feet to a point in the Southeast corner of the Ralph Meadows property of record in Book 5925, Page 691. Register's Office, Davidson County, Tennessee; thence North 09 degrees, 00 minutes East 242.00 feet to a point; thence North 66 degrees, 56 minutes West, 692.27 feet to a point in the centerline of Higdon Road, thence along said centerline of said road, North 00 degrees, 15 minutes West, 50.00 feet to the point of beginning, together with the right of ingress and egress of a Joint Driveway called Cotton Patch Road of record in Book 7709, Page 613, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from John Monts, unmarried of record in instrument number 20180521-0048307, Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 21,2018. (Value or consideration shown in aforementioned deed $ 70,000.00.) Being also known as 5633 Higdon Rd., Joelton , TN 37080

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 May, 2018.

_____
Notary Public
My Commission Expires: 6/26/21

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:
RVJ Enterprises, Inc
Name: ~~Bulldog Enterprises Inc~~
Address: 5633 Higdon Road
City, State, Zip: Joelton, TN 37080

Responsible Party For Taxes:
RVJ Enterprises, Inc
Name: ~~Bulldog Enterprises Inc~~
Address: 418 Dunwood Ct.
City, State, Zip: Mount Juliet, TN 37122

Tax ID: 036-00-0-024.0