This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180741

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 **$137,000.00** 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 14th day of May, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 97753 **DEEDWARR**
05/29/2018 03:30:28 PM 3 pgs
Fees: $18.00 Taxes: $506.90

20180529-0051139

WARRANTY DEED

THIS INDENTURE, made this 14th day of May, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

KP CAPITAL 3 LP

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. 89 on the Plan of L.H. Davis' Subdivision of Lot No. 41, Clifton Plan of record in Plat Book 57, Page 100, 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. 89 fronts 50 feet on the Ease side of 42nd Avenue North formerly Woodard Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Justin Caldwell and David DiMuzio, joint Trustee's of the 1012 42nd Ave. North Trust by Warranty deed from Elaine Haskins and Jamaal Haskins of record in Instrument No. 20170309-0023232 Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on March 09, 2017. (Value of consideration shown in aforementioned deed $90,000.00.)

Being the same property conveyed to Music City Holdings, LLC, by deed from Justin Caldwell and David DiMuzio, joint Trustee's of the 1012 42nd Ave. North Trust of record in Instrument No. 20180529-0051138 **, Register's Office for Davidson County, Tennessee, dated** _____ **and recorded on** May 29, 2018. **(Value of consideration shown in aforementioned deed $ 134,000.00) Being also known as 1012 42nd Avenue N Nashville, Tennessee 37209.**

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 1st 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:
KP Capital 3 LP
Name: Richard Peoples
Address: 1012 42nd Avenue N
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:
KP Capital 3LP
Attn Name: Richard Peoples
Address: 4627 Benton Smith Rd
City, State, Zip: Nashville TN 37215

Tax ID: 091-08-0-110.00