This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180878

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 **$205,000.00** 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 28th day of June, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 111687 **DEEDWARR**
07/02/2018 12:38:45 PM 3 pgs
Fees: $18.00 Taxes: $758.50

20180702-0063916

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

WARRANTY DEED

THIS INDENTURE, made this 28th day of June, 2018, among:

MUSIC CITY HOLDINGS, LLC

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

AND

FBGM, 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 the Northerly 81 feet of Lot No. 2 and the Easterly 10 feet of the Northerly 81 feet of Lot No. 4, Block 20, on the Map of

Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 2 and 4 front together 60 feet on the South side of New York Avenue and extend back between parallel lines along the West margin of 61st Avenue North 81 feet to a dead line in the rear.

Being the same property conveyed to 4JSAP, Inc., a Nevada Limited Liability Company by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20170905-0091230 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 05, 2017. (Value of consideration shown in aforementioned deed $174,000.00.) Being also known as 6101 New York Ave. Nashville, Tennessee 37209.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from 4JSAP, Inc., a Nevada Limited Liability Company of record in Instrument No. 20180702-0016915 **Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on** July 2, 2018 **. (Value of consideration shown in aforementioned deed $195,000.00.) Being also known as 6101 New York Ave. 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 25th day of June, 2018.

Notary Public
My Commission Expires: 6/26/21

HANNAH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: FBGM, LLC
Address: 6101 New York Ave.
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: FBGM, LLC
Address: 4636 Lebanon Pike # 158
City, State, Zip: Hermitage, TN 37076

Tax ID: 091-02-0-091.00