This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181024

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 **$193,101.00** 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 29th day of August 2018.

Notary Public
My Commission Expires: 5/6/19

Karen Y Johnson Davidson County
Batch# 138291 **DEEDWARR**
09/10/2018 10:15:28 AM 3 pgs
Fees: $18.00 Taxes: $714.47

20180910-0089367

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

WARRANTY DEED

THIS INDENTURE, made this 29th day of August 2018, among:

MUSIC CITY HOLDINGS, LLC

A TEXAS LIMITED LIABILITY COMPANY

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

AND

CHRISTOPHER PHILLIPS AND GLEN YARBROUGH

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 described as follows, to-wit:

Tract I:
Lot No. 1 of Crescent Heights Resubdivision, Part of Lot 43, of record in Book 5190,

Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tract II:
Being a .13 acre tract located on Dodge Drive, listed as Parcel 68 on Map 119.03. Said tract is depicted on map of record in Book 2331, Page 106 Register's Office for Davidson County, Tennessee as follows: Beginning at a point, thence South 51 degrees 18 minutes West, 218.9 feet to a point, thence with a curve northeasterly direction 199.68 feet; thence with a curve with a radius of 20 degrees, 31.4 feet to the point of beginning.

Being the same property conveyed to Roberto Flores by Quitclaim deed from Elmer Francisco Escalante of record in Instrument No. 20071231-0148777 Register's Office for Davidson County, Tennessee, dated December 19, 2007 and recorded on December 31, 2007.

Being the same property conveyed to Music City Holdings, LLC a Texas limited liability company by deed from Roberto Flores of record in Instrument No. 201809050088001 Register's Office for Davidson County, Tennessee, dated August 29, 2018 and recorded on September 05,2018

Being also known as 114/116 Dodge Drive Nashville, Tennessee 37210.

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 28th day of August 2018

BO SHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Owner Name & Property Address:

Name: Christopher Phillips and Glen Yarbrough
Address: 114 & 116 Dodge Drive
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Christopher Phillips and Glen Yarbrough
Address: 16601 Edgemore Drive
City, State, Zip: College Grove, TN 37046

Tax ID: 119-07-0-004.00 and 119-0