This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181163

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 **$180,000.00** 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 3rd day of October, 2018.

Notary Public
My Commission Expires: 5/6/19

Karen Y Johnson Davidson County
Batch# 149793 **DEEDWARR**
10/08/2018 10:35:51 AM 5 pgs
Fees: $28.00 Taxes: $666.00

20181008-0099533

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

WARRANTY DEED

THIS INDENTURE, made this 3rd day of October, 2018, among:

ESTATE OF ELINOR H. FOLK

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

AND

MUSIC CITY HOLDINGS, LLC
A Texas 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, described according to survey by Campbell,

Beginning at a point in the north margin of railroad right-of-way being the northwest corner of this tract, and the southeast corner of the Charles Johnson property, described in Book 5892, Page 427; thence with the Johnson line, North 272 feet plus or minus to a point; thence 117 feet east with the boundary of the Westward Winds Subdivision, described in Book 3700, Page 32, to a point; thence South 28 degrees 30 minutes West, 267.8 feet to a point in the north margin of a railroad right-of-way; thence 149 feet West with the northern margin of the railroad right-of-way to the point of beginning.

Being the same property conveyed to Elinor H. Folk by Warranty deed from Christopher P. Lucci, unmarried and Lisa M. Grummon, unmarried of record in Instrument No. 20080117-0005523 Register's Office for Davidson County, Tennessee, dated January 15, 2008 and recorded on January 17, 2008. (Value of consideration shown in aforementioned deed $164,000.00.)

Elinor H. Folk died on or about May 25,2018. A copy of the death certificate is attached as exhibit A.

Being also known as 332 Bellevue Rd Nashville, Tennessee 37221.

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.

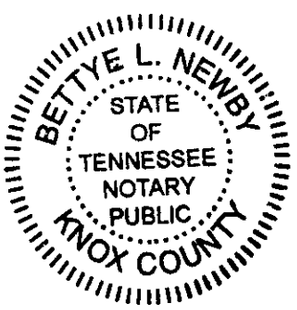
John W. Folk

State of Tennessee
County of Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, John W. Folk the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of Sept, 2018.

Bettye L. Newby
Notary Public
My Commission Expires: My Commission Expires April 27, 2021



IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Robert A. Anderson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Robert A Anderson , 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 Executor of the Estate of Elinor H. Folk

Witness my hand and official seal this 3rd day of October 2018.

Notary Public
My Commission Expires: 5/6/19

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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 332 Bellevue Rd
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 332 Bellevue Rd
City, State, Zip: Nashville, TN 37221

Tax ID: 142-00-0-061.00

EXHIBIT "A"

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2018 030367

1. DECEDENT'S LEGAL NAME: ELINOR HARDY FOLK				2. SEX: FEMALE	3. DATE OF DEATH: 05/25/2018
4. TIME OF DEATH (Approx.): 18:16	5a. AGE: 101	5b. UNDER 1 YEAR: Months / Days	5c. UNDER 1 DAY: Hours / Minutes	6. DATE OF BIRTH: 04/09/1917	7. BIRTHPLACE: ALHAMBRA, CALIFORNIA
8a. PLACE OF DEATH: NURSING HOME/LONG TERM CARE					
8b. FACILITY NAME: THE MEADOWS		8c. CITY OR TOWN: NASHVILLE			8d. COUNTY OF DEATH: DAVIDSON
9. MARITAL STATUS: WIDOWED	10. SURVIVING SPOUSE (name prior to first marriage)		11a. DECEDENT'S USUAL OCCUPATION: RADIO PRODUCER		11b. KIND OF BUSINESS/INDUSTRY: RADIO BROADCASTING
12. SOCIAL SECURITY NUMBER: 562-01-8591	13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE		13b. COUNTY: DAVIDSON		13c. CITY OR TOWN: NASHVILLE
13d. STREET AND NUMBER: 115 WOODMONT BLVD.		13e. INSIDE CITY LIMITS?: YES	13f. ZIP CODE: 37205		14. WAS DECEDENT EVER IN US ARMED FORCES?: YES
15. DECEDENT'S EDUCATION: SOME COLLEGE CREDIT BUT NO DEGREE	16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO		17. DECEDENT'S RACE: WHITE		
18. FATHER'S NAME: ALBIN JOHNSON			19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: KATHERINE FRANCES HARDY		
20a. INFORMANT'S NAME: JOHN W. FOLK	20b. RELATIONSHIP TO DECEDENT: SON		20c. MAILING ADDRESS: 735 BATTLE FRONT TRAIL, KNOXVILLE, TENNESSEE 37934		
21a. METHOD OF DISPOSITION: CREMATION	21b. PLACE OF DISPOSITION: NASHVILLE CREMATION SERVICE		21c. LOCATION: NASHVILLE, TENNESSEE		
22a. SIGNATURE OF FUNERAL DIRECTOR: /s/ JANE ELIZABETH BRAWNER	22b. LICENSE NUMBER: 6708	22c. SIGNATURE OF EMBALMER		22d. LICENSE NUMBER	
23a. NAME AND ADDRESS OF FUNERAL HOME: MOUNT OLIVET FUNERAL HOME AND CEMETERY, 1101 LEBANON PIKE, NASHVILLE, TENNESSEE 37210-3001				23b. LICENSE NUMBER: 970	
24. REGISTRAR'S SIGNATURE: /s/ EDWARD G. BISHOP III			25. DATE FILED: 06/04/2018		

26. CERTIFIER

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS.

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION DEATH OCCURRED AT THE DATE TIME AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

27a. CERTIFIER: /s/ DONALD E VOLLMER	27b. LICENSE NUMBER: 31287	27c. DATE SIGNED: 05/26/2018
27d. NAME AND ADDRESS: DONALD E VOLLMER 166 E MAIN STREET, HENDERSONVILLE TENNESSEE 37075		

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		APPROXIMATE INTERVAL: ONSET TO DEATH
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. CONGESTIVE HEART FAILURE	YEARS
	DUE TO (OR A CONSEQUENCE OF) b. HYPERTENSION	YEARS
	DUE TO (OR A CONSEQUENCE OF) c.	
	DUE TO (OR A CONSEQUENCE OF) d.	

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

28a. WAS AN AUTOPSY PERFORMED?: NO
28b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?:

30. MANNER OF DEATH: NATURAL	31. DID TOBACCO USE CONTRIBUTE TO DEATH?: NO	32. IF FEMALE: NOT PREGNANT WITHIN PAST YEAR		
33. IF TRANSPORTATION INJURY, SPECIFY:	34a. DATE OF INJURY	34b. TIME OF INJURY	34c. INJURY AT WORK?	34d. PLACE OF INJURY
	34e. DESCRIBE HOW INJURY OCCURRED		34f. LOCATION OF INJURY	

TH-1659 (Rev. 8/2017) RDA 10112

10058996

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

JUN 07 2018

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Edward G. Bishop III
State Registrar

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

1 0 0 5 8 9 9 6
Date Issued

CERTIFICATION OF VITAL RECORD