This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181164

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 **$183,000.00** 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 3 pgs
Fees: $18.00 Taxes: $677.10

20181008-0099534

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

WARRANTY DEED

THIS INDENTURE, made this 3rd day of October, 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

TKM ENTERPRISES, 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, described according to survey by Campbell, McRae and Associates, dated June 22, 1994, as follows:

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.)

Being the same property conveyed to Music City Holdings, LLC a Texas limited liability company by deed from the Estate of Elinor H. Folk of record in Instrument No. 20181008-0099533, Register's Office for Davidson County, Tennessee, dated October 3rd 2018 and recorded on October 8, 2018

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.

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 October, 2018.

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

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

Owner Name & Property Address:

Name: TKM Enterprises, LLC
Address: 332 Bellevue Rd
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: TKM Enterprises, LLC
Address: 1586 Cross Pointe Dr
City, State, Zip: Brentwood TN 37027

Tax ID: 142-00-0-061.00