This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181196

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 **$206,000.00** 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 15th day of October, 2018.

Notary Public
My Commission Expires: 5/6/19

Karen Y Johnson Davidson County
Batch# 152044 **DEEDWARR**
10/17/2018 11:34:40 AM 4 pgs
Fees: $23.00 Taxes: $762.20

20181017-0102912

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

WARRANTY DEED

THIS INDENTURE, made this 15th 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

JUN XIONG

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".

A tract of land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, being Tract No. 1 in the partition of the Eaton, s 9.08 acre tract and described according to a survey thereof prepared by James A. Hamilton, Jr., Surveyor, dated April 30, 1953, as follows:

Beginning at the Northwest corner of the original 9.08 acre tract, same being 11 feet North of the Southerly margin of Antioch Pike, formerly the Mill Creek Valley Pike, same also being 11 feet North of the Northeast corner of Lot No. 138 on the Plan of Glencoe Acres Sub, Section 1, of record in Book 1835, Page 137, Register's Office for said County; thence with the East margin of said subdivision, South 1 degree 36' West 498 feet to an iron pin in the North line of the N.C. & St. L. Railway right-of-way; thence with the line of said railroad right-of-way, North 86 degrees East 200 feet to an iron pin, thence North 1 degree 36' East 508 feet to a point in the Antioch Pike, 11 feet North of the Southerly margin of the same; thence South 83 degrees West 200 feet, the point of beginning, containing 2.54 acres, more or less.

Included in the above described property by excluded is that portion of the property conveyed to the City of Nashville by deed from H.D. Keele, or record in Book 2152, page 565, said Register's Office, described as follows:

Land in the 6th civil district of Davidson County, Tennessee, Beginning at a point in the Westerly margin of the H.D. Keele property, said point begins South 3 degrees 30' West 358 feet from the Northeasterly corner of Lot No. 138 Section 1, Glencoe Acres Sub, as of record in Book 1835, page 137, Register's Office for said County; thence South 3 degrees 30' West along the Westerly line of the H.D. Keele property 20 feet to the Northeast corner of Lot No. 107 of said Subdivision, thence South 3 degrees 30' West along the common line between Lot No. 107 and H.D. Keele property 120 feet to the Northerly right of way line of the N.C. & St. L. Railroad; thence in an Easterly direction along said right of way line, 200 feet, more or less, to the present Southeasterly corner of the H.D. Keel property; thence in a Northerly direction along the Easterly margin of said property, 8 feet to a point; thence in a Westerly direction 200 feet, more or less, to the point of beginning.

Being the same property conveyed to Billy Ray Bowers and wife, Alice Emogene Bowers by W.G. Bums and wife, Maye R. Bums by instalment deed of record in Book 2908, page 210 Register's Office of Davidson County, Tennessee, dated May 21, 1959 and recorded May 22, 1959. The said Alice Imogene Waters having since died 7/15/1998 vesting fee simple title unto the husband, Billy Ray Bowers. Now, the said Billy Ray Bowers having since died on 9/1/2017 and by his Last Will and Testament, Docket No. 17P 1774, Davidson County, Tennessee Probate Division devised said property unto Jessica Bowers, Joey Bowers, Amanda Cothran and Gabrielle Bowers.

Being part of the same property conveyed to Jessica Bowers McComb, Joey Bowers, Amanda Cothran and Gabrielle Bowers by Quitclaim deed from Estate of Billy Ray Bowers by Co-Executors Brenda Sue Walsh & Susan B. Howard, of record in Instrument No. 20180207-0012328 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 07, 2018.

Being part of the same property conveyed to Music City Holdings, LLC by deed from Jessica Bowers McComb, Joey Bowers, Amanda Cothran and Gabrielle Bowers of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October _____, 2018.

Being also known as 3388 Mimosa Dr Nashville, Tennessee 37211.

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 9th 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: Jun Xiong
Address: 3388 Mimosa Dr
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Jun Xiong
Address: Same as Address
City, State, Zip: _____

Tax ID: 133-00-0040.00