This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191457

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 **$139,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Bethany D Stoots
Affiant

Sworn to and subscribed before me this 29th day of January, 2019

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 191416 **DEEDWARR**
02/04/2019 11:29:33 AM 3 pgs
Fees: $18.00 Taxes: $514.30

20190204-0010328

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

WARRANTY DEED

THIS INDENTURE, made this 29th day of January, 2019, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

STEPHEN VINCENTS INVESTORS USA, LLC
A Tennessee limited liability company

including all 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 Northerly 31.75 feet of the Southerly 122.55 feet of Lot 75 and the Northerly 25.8 feet of the Southerly 115.8 feet of Lot 76 on the Plan of J. M. T. J and G. W. Hardings Plan of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at an iron pin located in the Westerly margin of 18th Avenue North, said iron pin being located North 24 degrees, 45 minutes W, 90.8 feet from the Northerly margin of

Formosa Street, running thence with the Westerly margin of 18th Avenue North, North 24 degrees, 45 minutes West, 31.75 feet to an iron pin being located South 24 degrees, 45 minutes E, 30 feet from the Southerly margin of a 16 foot alley; running thence South 71 degrees 55 minutes W, 101 feet to an iron pin, said iron pin being located South 15 degrees 30 minutes E, 34 feet from the Southerly margin of a 16 foot alley, running thence S 15 degrees, 30 minutes E., 25.8 feet to an iron pin.

Being the same property conveyed to Sandra Haynes and Linda Shymlock and Debra Rice by Warranty deed from Margaret R. Scruggs McClain and husband, Theodore M. McClain of record in Book 9669, page 97, Register's Office for Davidson County, Tennessee, dated May 09, 1995 and recorded on May 11, 1995.

Being a portion of the same property conveyed to Linda Shymlock and Debra Rice by Quitclaim deed from Sandra Haynes of record in Book 10627, page 559 Register's Office for Davidson County , Tennessee, dated September 22, 1997 and recorded on September 30, 1997.

Being the same property conveyed to Sadler Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Linda Shymlock and Debra Rice, of record in Instrument Number 20030219-0022262, Register's Office for Davidson County, Tennessee, dated February 3, 2003, and recorded on February 19, 2003.

Being the same property conveyed to Gregory E. Wood, unmarried man by Quitclaim deed from Sadler Properties, LLC of record in Instrument No. 20150312-0021187 Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on March 12, 2015.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Gregory E. Wood, unmarried man of record in Instrument No. __*____, Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on February 4, **2019.** *20190204-0010327

Being also known as 1617 Dr. D. B. Todd Jr. Blvd Nashville, Tennessee 37208.

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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____

Mat Farmer, It's President

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***President*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***President*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself/herself as its ***President***.

Witness my hand and official seal this 29th day of January, 2019.

BOSHE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Owner Name & Property Address:

Name: Stephen Vincents Investors USA, LLC
Address: 1617 Dr. D. B. Todd Jr. Blvd
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Stephen Vincents Investors USA, LLC
Address: 4613 Rockland Trail
City, State, Zip: Antioch TN 37013

Tax ID: 081-15-0-120.00