This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191550

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 **$145,000.00** 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 28th day of February, 2019.

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 201424 **DEEDWARR**
03/04/2019 11:14:48 AM 3 pgs
Fees: $18.00 Taxes: $536.50

20190304-0019453

WARRANTY DEED

THIS INDENTURE, made this 28th day of February, 2019, among:

JP INVESTMENT GROUP, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

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, being Lot No. 33 on the Plan of Section Nine, Terragon Trails of record in Plat Book 5200, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael W. Northern and wife, Lakesha Northern by Warranty deed from Carolyn Lawrence, married of record in Instrument No. 20051019-0125892 Register's Office for Davidson County, Tennessee, dated October 13, 2005 and recorded on October 19, 2005. (Value of consideration shown in aforementioned deed $115,180.00.)

Being the same property conveyed to JP Investment Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Michael W. Northern and Lakesha Northern, both unmarried of record in Instrument No. 20181210-0119941 Register's Office for Davidson County, Tennessee, dated December 07, 2008 and recorded on December 10, 2008. (Value of consideration shown in aforementioned deed $45,000.00.) Being also known as 4665 Long Branch Antioch, Tennessee 37013.

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.

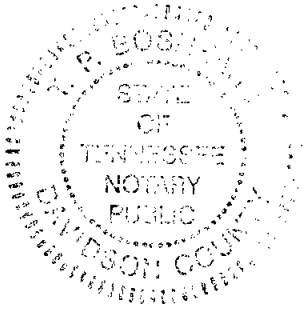
JP Investment Group, LLC

BY: _____
Johnnie Poole
ITS: CEO

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Johnnie Poole*** 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 ***CEO*** of ***JP Investment Group, LLC*** the within named bargainor, and that he/she as such ***CEO*** 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 ***CEO***

Witness my hand and official seal this 28th day of February, 2019.



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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 4665 Long Branch
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 4665 Long Branch
City, State, Zip: Antioch, TN 37013

Tax ID: 148-08-0-219.00