This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191531

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 **$222,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 21st day of February, 2019

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 201452 **DEEDWARR**
03/04/2019 11:36:39 AM 3 pgs
Fees: $18.00 Taxes: $821.40

20190304-0019492

WARRANTY DEED

THIS INDENTURE, made this 21st day of February, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

BULLDAWG ENTERPRISES, INC.
A Mississippi corporation

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 Lot No. 19 on the Plat of Jas. J. Pryors Heirs Subdivision of Lots 19 and 20 in Brownsville of record in Plat Book 843, Page 41, 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 Kelvin D. Short and Cleveland Short, Jr., unmarried and married respectively by Warranty deed from W.C. Magers and wife, Ruby Magers of record in Book 7537, page 848, Register's Office for Davidson County, Tennessee, dated

April 21, 1988 and recorded on May 06, 1988.

The Said Cleveland Short. Jr died on October 08, 1994 leaving a Last Will and Testament, which was admitted to probate in the Probate in Court of Davidson County, Tennessee, under Case No. 95P-732 a copy of said Will is recorded in Will Book 197, Page 503, in the Clerk's Office for said Court. Pursuant to said Will, the property was devised to Helen M. Short. Helen M. Short died intestate on September 20, 1996. As Evidenced by three Affidavits of Heirship, which have been recorded in Instrument No. 20060308-0026867, Instrument No. 20060308-0026868 and Instrument No. 20060308-0026869, Register's Office for Davidson County, Tennessee, Helen M. Short's heirs at law were Cleveland Short, III, Melvin D. Short, Valerie Short, Kelvin A. Short and Theresa Short Floyd. Accordingly the interest previously owner by Cleveland Short, III, Melvin D. Short, Valerie Short, Kelvin A. Short and Theresa Short Floyd.

Being the same property conveyed to Kelvin A. Short, a married man by Quitclaim deed from Cleveland Short, III, Melvin D. Short, Valerie Short Gentry and Theresa Short Floyd of record in Instrument No. 20080606-0058112 Register's Office for Davidson County, Tennessee, dated April 28, 2008 and recorded on June 06, 2008.

Being the same property conveyed to John T. Cook Trustee by Quitclaim Deed from Kelvin A. Short of record in Instrument No. 20080611-0059977 Register's Office for Davidson County, Tennessee, dated May 09, 2008 and recorded on June 11, 2008 and within the same deed the said John T. Cook , Trustee conveyed his interest in the subject property to Kelvin A. Short and Elana G. Short, husband and wife.

Being the same property conveyed to Tony Pegues and Zachary Boetcher by Warranty deed from Joseph A. Short of record in Instrument No. 20190225-0016650, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Tony Begues and Zachart Boetcher of record in Instrument No. 20190225-0016651, Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on February 25, 2019.

Being also known as 1517 McKennie Avenue Nashville, Tennessee 37206.

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 21st day of February, 2019.

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

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

Owner Name & Property Address:

Name: Bulldawg Enterprises, Inc.
Address: 1517 McKennie Ave
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Bulldawg Enterprises, Inc.
Address: 1036 Stone Hollow Way
City, State, Zip: Mount Juliet TN 37122

Tax ID: 083-02-0-236.00