This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191511

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 $132,000.00; 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 28th day of February, 2019

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 201639 DEEDWARR
03/04/2019 12:14:37 PM 3 pgs
Fees: $18.00 Taxes: $488.40

20190304-0019531

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

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

GLOBAL REAL ESTATE EDUCATION NETWORK, 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 the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Richard By Omohundro, Engineer, dated August 19, 1967, as follows:

Beginning at an iron pin set in the southwest corner of the intersection of Strawberry Hill. Road and proposed Hickorynut Ridge Road, said point being also north 85 deg. 38' west 28.4 feet from an iron pin set in John Hampton' s northwest corner; thence with Strawberry Hill Road on a line extending to the center thereof, north 85 deg. 38' west 100

feet to an iron pin; thence continuing with the center of said road north 81 deg. 28' west 360 feet to an iron pin set in the southerly margin of said road; thence leaving said road south 24 deg. 31' east 798 feet, more or less, to an iron pin in the center of proposed Hickorynut Ridge Road; thence with the center of said proposed road north 43 deg. 24' east 256.4 feet to an iron pin; thence continuing along said proposed road north 11 deg. east 260 feet; thence along the westerly margin of said proposed road north 24 deg. 31' west 245 feet to the point of beginning, containing 5.03 acres, more or less.

Being the same property conveyed to John Holmes McNutt and wife, Marilyn Ann Parker McNiutt by Installment deed from John Holmes McNutt and wife, Marilyn Ann Parker McNutt of record in Book 4482, page 386, Register's Office for Davidson County, Tennessee, dated February 24, 1971 and recorded on February 26, 1971.

Being the same property conveyed to Music City Holdings, LLC by Warrantydeed from John Holmes McNutt and wife, Marilyn Ann Parker McNutt of record in Instrument No. 20190304.0019530 **, Register's Office for Davidson County, Tennessee, dated** 28 Feb **, 2019 and recorded on** 3.4 **, 2019.**

Being also known as 7773 Strawberry Hill Rd Goodlettsville, Tennessee 37072.

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 25th day of February, 2019.

_____
Notary Public
My Commission Expires 5/6/19

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

Owner Name & Property Address:

Name: Global Real Estate Education Network, LLC
Address: 7773 Strawberry Hill Rd
City, State, Zip: Goodlettsville, TN 37072

Responsible Party For Taxes:

Name: Global Real Estate Education Network, LLC
Address: 5662 Nolensville Pike
City, State, Zip: Nashville, TN 37211

Tax ID: 009 00 0 09800