This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191583

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 $175,000.00 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 14th day of March, 2019.

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 207016 DEEDWARR
03/18/2019 11:37:04 AM 3 pgs
Fees: $18.00 Taxes: $647.50

20190318-0024420

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

WARRANTY DEED

THIS INDENTURE, made this 14th day of March, 2019, among:

HBG HOLDINGS, 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".

Being Lot No. 6 in the Fifth (5th) Civil District of Davidson County, Tennessee as shown on the survey of Earnest Medlin, dated October 10, 1981, which survey is not of record, said Lot 6 being more particularly described according to such survey as follows:

Beginning at a fence post being located at the intersection of the common boundary line of the Southerly side of Carolyn B. Jennings property, the Northerly property line of future Battle Road Park and the Easterly right of way margin of Battle Road; thence with the Easterly margin of Battle Road North 34 degrees 53 Minutes West a distance of 240.35 feet to an iron pin; thence South 85 degrees 10 Minutes East a distance of 800.25 feet to an iron pin; thence South 25 degrees 04 Minutes East a distance of 341.57 feet to a fence post located at the Northerly property line of future Battle Road Park; thence South 66 degrees 05 Minutes West a distance of 338.60 feet to a fence post; thence North 19 degrees 20 Minutes West a distance of 108.40 feet to a fence post; thence North 46 degrees 49 Minutes West a distance of 308.00 feet to a post; thence North 89 degrees 11 Minutes West a distance of 234.10 feet to the point of beginning and containing 5.0 acres, more or less.

Included but Excluded from above tract as follows:

Property conveyed by Final Decree from James L. Heard, Jr. and wife, Barbara Heard to State of Tennessee dated June 28, 1991, of record in Book 8429, page 709, Register's Office, Davidson County, Tennessee.

and

Property conveyed by James L Heard, Jr. to Cedar Hill Baptist Church dated October 26, 2009 of record in Instrument 200912110113304, Register's Office, Davidson County, Tennessee.

Being a portion of the same property conveyed to James L. Heard, Jr. and wife, Barbara Heard by Warranty deed from Michael E. Clemas and wife, Elizabeth A. Clemas of record in Book 6810, page 835 Register's Office for Davidson County , Tennessee, dated March 19, 1986 and recorded on March 24, 1986.

Being part of the same property conveyed to James L. Heard, Jr. by Quitclaim deed from Barbara A. Heard of record in Instrument No. 20091211-0113303 Register's Office for Davidson County, Tennessee, dated November 25, 1987 and recorded on December 11, 2009.

Being the same property conveyed to HBG Holdings, LLC, A Tennessee Limited Liability Company by Warranty deed from James L. Heard Jr., unmarried of record in Instrument No. 20190227-0017671 Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on February 27, 2019.

Being also known as 371 Battle Road Antioch, TN 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.

HBG Holdings, LLC

BY: Brandon Cobb

Brandon Cobb
ITS: Authorized Signor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, HBG Holdings, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2019.

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

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 371 Battle Road
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 371 Battle Road
City, State, Zip: Antioch, TN 37013

Tax ID: 183-00-0-105.00