This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191608

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 $96,000.00 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 19th day of March, 2019.

Notary Public
My Commission Expires: 5/9/19

Karen Johnson Davidson County
Batch# 208280 DEEDWARR
03/21/2019 10:06:24 AM 3 pgs
Fees: $18.00 Taxes: $355.20

20190321-0025667

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

WARRANTY DEED

THIS INDENTURE, made this 19th day of March, 2019, among:

EARNEST BUYERS, LLC

A TEXAS 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. 35 on the Plan of Section One, Oak Park Subdivision of record in Plat Book 3600, Page 84, 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 Lam N. Pham, a married man by Warranty deed from Charleton E. Cunningham and Lisa D. Cunningham, husband and wife of record in Instrument No. 20040331-0035965 Register's Office for Davidson County, Tennessee, dated March 12, 2004 and recorded on March 31, 2004.

Being the same property conveyed to Earnest Buyers, LLC by Special Warranty deed from Lam N. Pham, a married man joined by his spouse Tri Thi Mai of record in Instrument No. 20190311-0022115 Register's Office for Davidson County, Tennessee, dated March 06, 2019 and recorded on March 11, 2019.

Being also known as 3120 Larkspur Drive Nashville, Tennessee 37207.

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.

Earnest Buyers, LLC

BY: _____

STEPHEN RIVERS

Its Sole Member

State of Texas

County of Tarrant

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Stephen Rivers*** 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 ***Sole Member*** of ***Earnest Buyers, LLC*** the within named bargainor, and that he/she as such ***Sole Member*** 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 ***Sole Member***

Witness my hand and official seal this 19th day of March, 2019.

_____
Notary Public
My Commission Expires: 12/12/2022

NATE GALATA
ID # 12599509-3
Notary Public, State of Texas
My Commission Expires
12/12/2022

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 3120 Larkspur Drive
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3120 Larkspur Drive
City, State, Zip: Nashville, TN 37207

Tax ID: 060-03-0-054.00