This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191678

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 **$219,000.00**; 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 18th day of April, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 219965 DEEDWARR
04/22/2019 09:28:50 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20190422-0036165

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

WARRANTY DEED

THIS INDENTURE, made this 18th day of April, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

FITZGERALD NASHVILLE PROPERTIES, 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 Davidson County, Tennessee, Tract No. 1: being Lot No. 3 of Block "B" on the Plan of Revised Plan of Power and Roth Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 60 feet on the Westerly side of East Meade Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William F. Forbes, Jr. and Nancy G. Forbes, husband and wife by Warranty Deed from Don N. Smiley, a married man of record at Instrument No. 20080702-0068411, Register's Office for Davidson County, Tennessee, dated June 13, 2008 and recorded on July 2, 2008.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from William F. Forbes, Jr. and Nancy G. Forbes, husband and wife of record at Instrument No. 20190422-0036164 **, Register's Office for Davidson County, Tennessee, dated** 04-18-2019 **, 2019 and recorded on** 04-22 **, 2019.**

Being also known as 810 E. Meade Ave. Madison, Tennessee 37115.

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 15th day of April, 2019.

_____
Notary Public
My Commission Expires: 3-7-23

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

Owner Name & Property Address:

Name: Fitzgerald Nashville Properties, LLC
Address: 810 E Meade Ave
City, State, Zip: Nashville, TN 37115

Responsible Party For Taxes:

Name: Fitzgerald Nashville Properties, LLC
Address: 419 Warren Hill Dr
City, State, Zip: Mt Juliet TN 37122

Tax ID: 051-04-0-133.00