This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$170,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191734	Courtney Jett Affiant Sworn to and subscribed before me this 7th day of May, 2019 Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 7th day of May, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

KP CAPTIAL 4 LLC

A Tennessee limited liability company

including all heirs, successors and/or assigns (the "**Grantee**").

Karen Johnson Davidson County
Batch# 228770 DEEDWARR
05/13/2019 08:31:32 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20190513-0044373

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".

TRACT NO. 1

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 69 on the Map of I.C. McMahan' s Subdivision of the Maplewood Tract, as of record in Book 547, Page 78, Register's Office for said County, and described as follows:

Beginning at a point in the Westerly margin of Richland Street, 182.5 feet South of the South margin of Maplewood Road; thence Westerly parallel to the South margin of said Maplewood Road, 250 feet to a point; thence South 1 degree West 61.5 feet, more or less, to a point which is 75 feet North of the common line between Lots 69 and 44; thence Easterly

250 feet, more or less, to the Westerly margin of Richland Street; thence with the margin of the same Northerly 50 feet to the beginning.

TRACT NO. 2

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 69 on the Map of I.C. McMahan's Subdivision of the Maplewood Lands, as of record in Book 547, Page 78, Register's Of\u64257?ce for said County, described as follows:

Beginning at a point in the Westerly margin of Burros Street (formerly Richland Street) said point being 125 feet, more or less, Northerly along said street from the common corner between Lot No. 44 and 69 on the Plan of I.C. McMahan's Subdivision of the Maplewood Lands; thence in a Westerly direction, 250.1 feet, more or less, to a point; thence Northerly 5 feet, more or less, to an iron pin the Southwesterly margin of the property conveyed to Billy Wayne Dorris and wife, Linda Gail Dorris, by deed of record in Book 4484, Page 755, said Register's Office; thence Easterly 250 feet to the Westerly margin of Burrus Street; thence along said street in a Southerly direction 12.5 feet, more or less, to the beginning.

Being the same property conveyed to Lee Golden DBA Chris Provencher Construction by Warranty deed from Kimberly D. Mundy, unmarried and George M. Kemp (aka Mike Kemp), married, as devisees under the will of Shirley J. Kemp, as evidenced in Probate No. 15P1131, Davidson County, Tennessee of record in Instrument No. 20160601-0054897 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on June 01, 2016.

Being the same property conveyed to Music City Holdings, LLC by _____ deed from Lee Golden DBA Chris Provencher Construction of record in Instrument No. 20190513-0044972 **Register's Office for Davidson County, Tennessee, dated** 5-7 **, 2019 and recorded on** 5-13, **2019.**

Being also known as 4311 Burrus St Nashville, Tennessee 37216.

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 7th day of May, 2019.

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

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

Owner Name & Property Address:

Name: KP Captial 4 LLC
Address: 4311 Burrus St
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: KP Captial 4 LLC
Address: 4627 Benton Smith Road
City, State, Zip: Nashville TN 37215

Tax ID: 061-07-0-211.00