This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191766

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 **$271,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Jordan Gray Magee
Affiant

Sworn to and subscribed before me this 21st day of May, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 233499 DEEDWARR
05/23/2019 10:07:48 AM 3 pgs
Fees: $18.00 Taxes: $1,002.70

20190523-0048873

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

WARRANTY DEED

THIS INDENTURE, made this 21st day of May, 2019, among:

PHILLIP CHASE MAGEE AND JORDAN GRAY MAGEE

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 the 12th Civil District of Davidson County, Tennessee, being part of the Sweeney- Clark Realty Company property as shown on the Plan of Gra-Mar Acres, Section 11, Second Addition, as of record in Book 3500, Page 43, Register's Office for said County, being Parcel No. 9 on the unrecorded plan of a subdivision of said Realty Company's property described according to a survey made by Barge, Waggoner, & Sumner, Inc., Engineers, January 21,1964, as follows:

Beginning at a point on the southerly margin of Broadmoor Drive, 111.8 feet east of the northeast corner of Parcel No. 11 conveyed to Maddux Construction Company, Inc., by deed from Sweeney-Clark Realty Company, Inc., of record in Book 3706, Page 517, said point being the corner of Parcels Nos. 9 and 10; thence with the line between said two Parcels, South 11 deg. 40 min. West 216.5 feet; thence South 84 deg. 10 min. East 147.3 feet to Owen's west line; thence North 1 deg. 55 min. East 204.6 feet to the southerly margin of Broadmoor Drive; thence with the same westerly 111.9 feet to the beginning.

Being the same property conveyed to Phillip Chase Magee and Jordan Gray Magee, husband and wife by Warranty deed from Valerie N. Tharpe, an unmarried woman of record in Instrument No. 20170504-0044247 Register's Office for Davidson County, Tennessee, dated May 3, 2017 and recorded on May 4, 2017.

Being also known as 418 Broadmoor Drive 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 have executed this instrument on the date first above written.

Phillip Chase Magee

Jordan Gray Magee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Phillip Chase Magee and Jordan Gray Magee, 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 20th 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: Music City Holdings, LLC
Address: 418 Broadmoor Drive
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 418 Broadmoor Drive
City, State, Zip: Nashville, TN 37216

Tax ID: 061-06-0-001.04