This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191767

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 **$295,015.00**; 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 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: $1,091.56

20190523-0048874

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

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

SANTOORI INVESTMENTS, 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 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 the same property conveyed to Music City Holdings, LLC by Warranty deed from Phillip Chase Magee and Jordan Gray Magee, husband and wife of record in Instrument No. *, Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 23, 2019. (Value of consideration shown in aforementioned deed 0.00.)
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 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 20th day of May, 2019.

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

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

Owner Name & Property Address:

Name: Santoori Investments, LLC
Address: 418 Broadmoor Dr
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Santoori Investments, LLC
Address: PO Box 3407
City, State, Zip: Brentwood TN 37027

Tax ID: 061-06-0-001.04