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 $125,000.00; 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. 20191764	Affiant Sworn to and subscribed before me this 21st 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 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

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, being Lot No. 34 on the Plan of Cumberland Gardens, Section Five of record in Plat Book 3300, Page 37, 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. 34 fronts 64.1 feet on the Easterly Margin of Salem Mason Drive, and extends back 114.5 feet on the Southerly line and 112.7 feet on the Northerly line to a line in the rear, measuring 32.4 feet thereon.

Karen Johnson Davidson County
Batch# 236562 DEEDWARR
05/30/2019 10:18:42 AM 3 pgs
Fees: $18.00 Taxes: $462.50

20190530-0051187

Being the same property conveyed to Willie E. Majors, unmarried by Warranty deed from Bertron D. Haywood and wife, Myrtle O. Haywood of record in Book 4930, page 941, Register's Office for Davidson County, Tennessee, dated July 08, 1975 and recorded on July 10, 1975.
The said Willie E Majors died intestate on 02/23/2017. Leaving the said Fannie M Starks as Administratrix of the Estate of Willie Edwards Majors as evidenced in File No. 18P1114, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Fannie Starks, Administratrix of the Estate of Willie E Majors of record in instrument number 201905220048272 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 22, 2019.

Being also known as 1906 Salem Mason Dr Nashville, Tennessee 37208.

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 21st 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: 1906 Salem Mason Dr
City, State, Zip: nashville, TN 37208

Responsible Party For Taxes:

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

Tax ID: 081-06-0-212.00