This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191776 **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 **$199,000.00;** 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 30th day of May, 2019 Notary Public My Commission Expires: 3-7-23 Karen Johnson Davidson County Batch# 240712 DEEDWARR 06/10/2019 08:21:25 AM 3 pgs Fees: $18.00 Taxes: $736.30 20190610-0054983

WARRANTY DEED

THIS INDENTURE, made this 30th day of May, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

ROCK 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, being Part of Lot No. 77 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Page (s) 100 and 101, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 77 fronts 174.37 feet on the Northerly margin of Brookview Drive and from a point on said margin runs back 199.10 feet on the common line dividing Lots Nos. 76 and 77; thence, Northwesterly on the line dividing Lot 77 from the section sold away for highway construction of record in Book 4252, Page 831, Register's Office for Davidson

County, Tennessee, 106.8 feet; thence, turning Westerly 16.2 feet; thence Southwesterly along the railroad right-of-way 231.2 feet; thence, Southerly 88.4 feet on the line dividing Lots 77 and 78 to the aforesaid Northerly margin of Brookview Drive.

Being the same property conveyed to Ray Hannon and wife, Linda Hannon by Warranty deed from Jane B. Eakes of record in Book 7742, page 364, Register's Office for Davidson County, Tennessee, dated December 28, 1988 and recorded on January 03, 1989.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Ray Hannon and wife, Linda Hannon of record in instrument number 201905310051689 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on May 31, 2019.

Being also known as 2128 Brookview Dr Nashville, Tennessee 37214.

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 24th day of May, 2019.

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

Owner Name & Property Address:

Name: Rock Properties, LLC
Address: 2128 Brookview Dr
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Rock Properties, LLC
Address: 511 Long Hollow Pike
City, State, Zip: Goodlettesville TN 37072

Tax ID: 084-10-0-017.00