This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191739

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 **$229,001.00;** 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 12th day of June , 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 245963 **DEEDWARR**
06/20/2019 09:43:43 AM 3 pgs
Fees: $18.00 Taxes: $847.30

20190620-0059469

WARRANTY DEED

THIS INDENTURE, made this 12th day of June , 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

SANTOORI INVESTMETNS, 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 Lot No. 84 on the Plan of Section Two, Laurel Acres of record in Plat Book 2133, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Beginning at a Point in the Northerly Margin of Mashburn Road, the common front corner of Lots Nos. 84 and 85 on said plan; thence in a Northerly direction with the Line between said Lots 198.5 feet to a Point, The Common rear corner of said Two Lots; thence in a Northeasterly Direction 195.7 Feet to a Point in the Easterly Margin of Glenrose Avenue; thence with the margin of said Avenue, Southwesterly 144 feet to a point

which is the beginning of a curve with a radius of 20 feet; thence around said curve 31.07 feet to a point in Northerly Margin of Mashburn Road; Thence Continuing with the margin of said Mashburn Road in a Westerly Direction 326.45 feet to the point of beginning.

Being the same property conveyed to Ronald E. Dodson and wife, Kristie J. Dodson by Warranty deed from Helen Smiley of record in Instrument No. 20050928-0116284 Register's Office for Davidson County, Tennessee, dated September 27, 2005 and recorded on September 28, 2005.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed Ronald E. Dodson and wife, Kristie J. Dodson of record in Instrument No. 20190617-0057662 Register's Office for Davidson County, Tennessee, dated June 12, 2019and recorded on June 17, 2019.

Being also known as 2511 Mashburn Rd Nashville, Tennessee 37210.

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 11th day of June, 2019.

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

Owner Name & Property Address:

Name: Santoori Investmetns, LLC
Address: 2511 Mashburn Rd
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Santoori Investmetns, LLC
Address: PO BOX 3407
City, State, Zip: Brentwood, TN 37027

Tax ID: 119-07-0-068.00