This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191844

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 **$165,000.00**; 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 13th day of June, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 249545 DEEDWARR
06/27/2019 10:03:05 AM 3 pgs
Fees: $18.00 Taxes: $610.50

20190627-0062333

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

WARRANTY DEED

THIS INDENTURE, made this 13th day of June, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

HES INVESTMENT, 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 Unit "A" the Cottages at 306 Queen Avenue, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and restrictions for The Cottages at 306 Queen Avenue of record in Instrument No. 20170721-0074216 and amended in Instrument No. 20180320-0026296 and further a second amendment in Instrument No. 20190610-0055428, in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described said instruments and amendments, Unit

Owners, and the By laws of the Association of Owners, reference to which is hereby made for a more complete and detailed description of the description of the Unit, the rights and obligations of the Declarant and the owner.

Being the same property conveyed to Jeremy Bockman, by deed of record in Instrument No. 20190610-0055429, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Jeremy Bockman, in Instrument No. 20190627000623 2, Register's Office for Davidson County, Tennessee.

Being also known as 306 Queen Ave Nashville, Tennessee 37207.

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 12th day of June, 2019.

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

_____
Notary Public
My Commission Expires: 3-21-19

Owner Name & Property Address:

Name: HES Investments, LLC
Address: 306 Queen Ave
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: HES Investments, LLC
Address: 704 Oak Creek Dr
City, State, Zip: Antioch TN 37013

Tax ID: 071-080-K-001

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC