This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191872

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 **$187,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25th day of June, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 249573 **DEEDWARR**
06/27/2019 10:17:02 AM 3 pgs
Fees: $18.00 Taxes: $693.75

20190627-0062369

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

WARRANTY DEED

THIS INDENTURE, made this 25th day of June, 2019, among:

RARE EARTH PROPERTIES

A TENNESSEE GENERAL PARTNERSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC
A Texas limited liability company

of Davidson County, Tennessee, their trustees, executors, 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. 19, Block B, on the Plan of Re-Subdivision of Lots 1 and 2 Block "A", Lots 1,2,3,4 Block "B" Lots 1 and 2 Block "C" of Sunnymeade Subdivision Unit No. 1 of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lee A. Cohen, Trustee by Quitclaim Deed from Sheila F. Tidwell and Connie M. Williams, both unmarried, for the express purpose of creating a tenancy in common with the right of survivorship of record in Instrument No. 20060202-0013243, Register's Office for Davidson County, Tennessee, dated February 01, 2006 and recorded on February 02, 2006 and within the same deed the said Lee A. Cohen, Trustee conveyed his interest in the subject property to Connie M. Williams and Sheila F. Tidwell, both unmarried, as tenants in common with the right of survivorship.

Being a portion of the same property conveyed to Rare Earth Properties, A Tennessee General Partnership by Quitclaim deed from Sheila F. Tidwell and Connie M. Williams, both unmarried of record in Instrument No. 20070705-0079971 Register's Office for Davidson County, Tennessee, dated July 03, 2007 and recorded on July 05, 2007.

Being also known as 1146 Ardee Ave Nashville, TN 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 have executed this instrument on the date first above written.

Rare Earth Properties

BY: _____

Sheila F Tidwell,
sole member of Oasis Property, LLC

BY: _____

Connie M Williams,
sole member of Worldwide Properties, LLC

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sheila F Tidwell as sole member of Oasis Property, LLC and Partner of Rare Earth Properties, Connie M Williams as sole member of Worldwide Properties, LLC and Partner of Rare Earth Properties, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2019.

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

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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1146 Ardee Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1146 Ardee Ave
City, State, Zip: Nashville, TN 37216

Tax ID: 061-15-0-118.00