This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191876

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 **$327,000.00**; 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 27th day of June, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 251800 DEEDWARR
07/02/2019 10:56:49 AM 3 pgs
Fees: $18.00 Taxes: $1,209.90

20190702-0064454

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

WARRANTY DEED

THIS INDENTURE, made this 27th day of June, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

KEN CUNNINGHAM, TRUSTEE OF CRYSTAL SEA INC 401K TRUST ROTH

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. 165 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page (s) 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 99.12 feet on the Easterly side of Easterly side of Vaughn's Gap Road and runs back 153.8 feet on the North line and 151.37 feet on the South line to a dead line in the rear on which it measures 96.04 feet.

Being the same property conveyed to John A. Bruno and wife, Evangeline T. Bruno by Warranty deed from Irene W. Isbell, a widow of record in Book 4106, page 521, Register's Office for Davidson County, Tennessee, dated February 14, 1967 and recorded on February 28, 1967. The said John A. Bruno having since died vesting fee simple title unto the wife, Evangeline T. Bruno as surviving tenant by the entirety. The said Evangeline T. Bruno having since died 12/25/2018 and by her Last Will and Testament devised said property unto her son John A. Bruno.

Being the same property conveyed to John A. Bruno by Quitclaim deed from John A. Bruno, Executor of the Estate of Evangeline T. Bruno of record in Instrument No. 20190304-0019598 Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on March 04, 2019.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from John A. Bruno married of record in Instrument No. 20190701-0063738 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 01, 2019.

Being also known as 86 Vaughns Gap Rd Nashville, Tennessee .

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 27th day of June, 2019.

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

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

Owner Name & Property Address:

Name: Crystal Seal Inc 401K Trust
Address: 86 Vaughns Gap Rd
City, State, Zip: Nashville, TN

Responsible Party For Taxes:

Name: Crystal Seal Inc 401K Trust
Address: 1119 Mary Evelyn Ct
City, State, Zip: Nashville TN 37217

Tax ID: 129-11-0-040.00