This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192082

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 **$253,000.00**; 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 21st day of August, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 276783 DEEDWARR
08/27/2019 10:06:24 AM 3 pgs
Fees: $18.00 Taxes: $936.10

20190827-0086152

BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 21st day of August, 2019, among:

ROGERS INVESTMENT PROPERTIES, LLC

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

AND

MUSIC CITY HOLDINGS, LLC

A TEXAS 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. 17 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 68 feet on the Easterly side of Rose Park Drive and runs back 127.08 feet on the Northerly line and 152 feet on the Southerly line to a dead line in the rear on which it measures 112.35.

Being the same property conveyed to Thorn Men and Chenda Men, both married by Warranty deed from Mary A. Hosford, a widow of record in Book 9520, page 103, Register's Office for Davidson County, Tennessee, dated November 11, 1994 and recorded on November 15, 1994. The Said Samuel L. Hosford having since died vestng fee simple title unto the wife, Mary A. Hosford as surviving tenant by the entirety.

Being the same property conveyed to Yoeum Ros, as to an undivided 1/2 interest, by Quitclaim deed from Thorn Men of record in Instrument No. 20110923-0073800 Register's Office for Davidson County, Tennessee, dated May 03, 2011 and recorded on September 23, 2011.

Being the same property conveyed to Rogers Investment Properties, LLC by Warranty deed from Thorn Men, unmarried and Chenda Men, married and Yoeum Ros, unmarried of record in Instrument No. 20190805-0077396 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 05, 2019.

Being also known as 839 Rose Park Drive Nashville, Tennessee 37206.

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.

Rogers Investment Properties, LLC

BY: _____ Member
Justin Rogers, It's Member

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Justin Rogers*** 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 ***Member*** of ***Rogers Investment Properties, LLC*** the within named bargainor, and that he/she as such ***Member*** 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 ***Member***.

Witness my hand and official seal this 21st day of August, 2019.

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: January 23, 2023

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 839 Rose Park Drive
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 839 Rose Park Drive
City, State, Zip: Nashville, TN 37206

Tax ID: 084-01-0-136.00