This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192107

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 **$168,500.00** 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 28th day of August, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 277536 **DEEDWARR**
08/29/2019 09:33:42 AM 3 pgs
Fees: $18.00 Taxes: $623.45

20190829-0087141

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

WARRANTY DEED

THIS INDENTURE, made this 28th day of August, 2019, among:

HENSLEY GROUP, LLC

A Tennessee limited liability company

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 part of Lot No. 21, Plan of Joywood Heights, Section 3, not of record, by W. W. Turner, Engineers, March 14, 1947 and more fully described as follows:

Beginning at an iron pin in the West margin of Jones Avenue, said iron pin being located 100 feet South of pipe located on the Southeast corner of Lot No. 20 on Turner's Survey; thence North 81 degrees 30 minutes West 825 feet to an iron pin in the East margin of reserved strip; thence South 1 degree 15 minutes West 50 feet to a point; thence South 81 degrees 30 minutes East 825 feet to a point in the West margin of Jones Avenue, North 50 feet to the point of beginning.

Being the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company by Warranty deed from Charles Gunselman and Teresa Gunselman, husband and wife of record in Instrument No. 20190807-0078711 Register's Office for Davidson County, Tennessee, dated August 6, 2018 and recorded on august 7, 2018.

Being also known as 2750 Jones 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 have executed this instrument on the date first above written.

Hensley Group, LLC

BY: Michael Eric Hensley
ITS Sole 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 ***Michael Eric Hensley*** 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 ***Sole Member*** of ***Hensley Group, LLC*** the within named bargainor, and that he/she as such ***Sole 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 ***Sole Member***.

Witness my hand and official seal this 28th day of August, 2019.

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

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 2750 Jones Ave
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 2750 Jones Ave
City, State, Zip: Nashville, TN 37207

Tax ID: 060-16-0-122.00