This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192047

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 **$209,500.00**; 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 September, 2019

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 296679 **DEEDWARR**
10/07/2019 08:49:07 AM 3 pgs
Fees: $18.00 Taxes: $775.15

20191007-0102121

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

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

SPRINGER INVESTMENTS, LLC
A TENNESSE 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. 326 on the Plan of J.M.T.J and G.W. Hardings Addition to Nashville of record in Plat Book 21, Page 80, 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 No. 326 fronts 50 feet on the Westerly side of 22nd Avenue, North, formerly Alamo Street, and extends back, between parallel lines, 157 feet to an alley.

Being the same property conveyed to John E. Holt and wife, Rosetta Holt by Warranty deed from Edward Shoffner, Jr. and wife, Mary Ruth Shoffner of record in Book 2241,

page 117, Register's Office for Davidson County, Tennessee, dated November 30, 1953. The said Rosetta Holt having since died and John E. Holt having married Linnie B. Holt. The said John E. Holt died intestate on December 21, 1979. The Said Linnie B. Holt having since intestate on July 05, 2013 and by Affidavit of Heirship on September 08, 2014, of record in Instrument No. 20140908-0082052, named Steven E. Holt, Heir at Law of Linnie B. Holt

Being the same property conveyed to Joshua Jermaine Buford, the owner of the sole proprietorship known as Community First Renovations by Warranty deed from Steven E. Holt, Heir at Law of Linnie B. Holt of record in Instrument No. 20140908-0082053 Register's Office for Davidson County, Tennessee, dated September 08, 2014 and recorded on September 08, 2018 and Deed of Correction recorded on May 28, 2019 in Instrument No. 20190528-0050156.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Joshua Jermaine Buford of record in Instrument No. 20191001-0100244, Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 1, 2019.

Being also known as 1733 22nd Avenue Nashville, Tennessee 37208.

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 26th day of September, 2019.

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

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

Owner Name & Property Address:
Springer Investments LLC
Name: ~~Marie Belisle~~
Address: 1733 22nd Avenue
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:
Springer Investments LLC
Name: ~~Marie Belisle~~
Address: 920 Potter Lane
City, State, Zip: Nashville TN 37206

Tax ID: 081-11-0-016.00