This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192417

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 **$310,000.00**; 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 20th day of November, 2019

Notary Public
My Commission Expires 3-7-23

Karen Johnson Davidson County
Batch# 322889 DEEDWARR
12/02/2019 10:35:34 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00

20191202-0123402

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

WARRANTY DEED

THIS INDENTURE, made this 20th day of November, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

GOLDEN LOCAL LLC

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. 163 on the Plan of Crest Meade Subdivision, Section III, of record in Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said lot fronts 155.4 feet on the easterly side of Old Davidson Road and runs back 317 feet on the northerly line and 328.6 feet on the southerly line to a dead line in the rear, on which it measures 82 feet.

Being the same property conveyed to Milo J. Jones and wife, Dorothy M. Jones, by Warranty Deed from Philip B. Rollinson and wife, Ann W. Rollinson, of record in Book 4565, Page 697, Register's Office for Davidson County, Tennessee, dated September 09, 1971 and recorded on January 04, 1972. The said Dorothy M. Jones having since died on February 3, 2019. The said Milo J. Jones having since died August 4, 2019 leaving the property to the estate.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Wayne A Jones Executor of the Estate of Milo J. Jones, of record in Instrument No. 20191122-0120881 Register's Office for Davidson County, Tennessee, dated November 20, 2019 and recorded November 22, 2019.

Being also known as 964 Davidson Dr., Nashville, TN 37205.

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 20th day of November, 2019.

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

T. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Golden Local LLC
Attn- Name: Josh Martin
Address: 964 Davidson Dr
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Golden Local LLC
Attn Name: Josh Martin
Address: 2802 Paden Drive Unit B
City, State, Zip: Nashville TN 37206

Tax ID: 115-02-0-063.00