This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$158,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192467	Affiant Sworn to and subscribed before me this 6th day of December, 2019 Notary Public My Commission Expires: 3-3-23
After Recording Return To The Above.	

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 6th day of December, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

GIRL TRIBE VENTURES, LLC
A TENNESSEE 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".

Karen Johnson Davidson County
Batch# 328038 DEEDWARR
12/11/2019 09:23:03 AM 3 pgs
Fees: $18.00 Taxes: $584.60

20191211-0127661

Land in Davidson County, Tennessee, being Lot No. 595 on the Plan of Haynes Manor, Section V, as of record in Plat Book 4460, Page 35, as amended by the Surveyors Instrument of Correction of Record in Book 4846, Page 697, 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 63.0 feet on the westerly side of Crouch Drive and extends back 144.2 feet on the northerly line and 154.9 feet on the southerly line to a dead line in the rear, measuring 71.43 feet thereon.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Octavia Brooks, of record in Instrument No. 20191211-0127660 **Register's Office for Davidson County, Tennessee, dated** 12/6/19, **recorded** 12-11-19.

Being the same property conveyed to Girl Tribe Ventures, LLC , by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, dated _____, recorded_____.

Being also known as 3903 Crouch Drive 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 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: _____
Wyatt Tiffany

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** 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 ***Authorized signor*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized signor*** 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 ***Authorized signor.***

Witness my hand and official seal this 6th day of December, 2019.

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

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

Owner Name & Property Address:

Name: Girl Tribe Ventures, LLC
Address: 3903 Crouch Dr
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Girl Tribe Ventures, LLC
Address: 6412 Bresslyn Road
City, State, Zip: Nashville TN 37205

Tax ID: 059 10 0 232.00