This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192345 **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 **$330,000.00**; 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 5th day of December, 2019 Notary Public My Commission Expires 3-7-23

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

WARRANTY DEED

THIS INDENTURE, made this 5th day of December, 2019, among:

MUSIC CITY HOLDINGS, LLC

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

AND

RAJA PROPERTIES, 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".

Land in Davidson County, Tennessee, being the Easterly 15 feet of the Northerly 150 feet of Lot No. 55 and the Westerly 50 feet of the Northerly 150 feet of Lot No. 56 on the Plan of Stratton and Seymour's Addition to Nashville of record in Plat Book 57, Page 23, 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 part of Lots Nos. 55 and 56 front together 65 feet on the Southerly side of Seymour Avenue and run back between parallel lines 150 feet to the Northerly margin of proposed alley.

Karen Johnson Davidson County
Batch# 330034 DEEDWARR
12/16/2019 10:47:43 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00

20191216-0129348

Being the same property conveyed to David Dotson, a single person by Special Warranty deed from Federal National Mortgage Association of record in Instrument No. 20110606-0043010 Register's Office for Davidson County, Tennessee, dated March 31, 2011 and recorded on June 06, 2011.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from David Dotson, a single person of record in Instrument No. 20191209-0126886 Register's Office for Davidson County, Tennessee, dated December 5, 2019 and recorded on December 09, 2019.

Being the same property conveyed to RAJA Properties, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. _____ Register's Office for Davidson County, Tennessee, dated December 5, 2019 and recorded on _____.

Being also known as 1002 Seymour Ave 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.

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 5th day of December 2019.

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Owner Name & Property Address:

Name: Raja Properties, LLC
Address: 1002 Seymour Ave
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Raja Properties, LLC
Address: P.O. Box 387
City, State, Zip: Goodlettsville TN 37070

Tax ID: 082-08-0-370.00