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 **$156,000.00**; 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. 20192554	Affiant Sworn to and subscribed before me this 6th day of January, 2020 Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

WARRANTY DEED

THIS INDENTURE, made this 6th day of January, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

KP CAPITAL 4 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 situated in Davidson County, Tennessee:
TRACT 1:

Lot No. 25 on the Map of Neese Heights, as of record in Book 1424, Page 114, Register's Office of Davidson County, Tennessee.

SAID Lot No. 25 fronts 105 feet on the northerly side of Neese Drive and runs back 174.58 feet on the easterly line and 174.74 feet on the westerly line of a dead line in the rear, measuring 105 feet thereon.

TRACT 2:

Karen Johnson Davidson County
Batch# 340763 DEEDWARR
01/09/2020 10:13:16 AM 3 pgs
Fees: $18.00 Taxes: $577.20

20200109-0003132

Being parts of 16 and 17 on the Plan of Thompson Heights as of record in Book 2331, Pages 48 and 49, being described as follows:

BEGINNING at an iron pin at the N.E. Corner of Lot 25 of Neese Heights Subdivision as of record in Book 1424, Page 114, Register's Office for said county, thence North 2 degrees 46 minutes East 115.9 feet to an iron pin on the Interstate 24 right-of-way; thence with interstate right-of-way, North 72 degrees West 107.9 feet to an iron pin; thence South 2 degrees 46 minutes West 144.8 feet to an iron pin, this point being the N.E. Corner of Lots 24, thence North 88 degrees 7 minutes East 105.0 feet to the beginning, containing 13,876 square feet more or less.

Being the same property conveyed to Cornelius W. Day and wife, Hildred P. Day, by Warranty Deed from George M. Tillman, recorded in Book 4258, Page 474, Register's Office for Davidson County, Tennessee, dated August 2, 1968 and recorded August 9, 1968.

The said Cornelius W. Day having deceased on or about December 27, 1975, leaving Hildred P. Day as surviving tenant by entirety.

Being the same property conveyed to Bruce E. Day and wife, Drucilla A. Day, by Quitclaim Deed from Hildred P. Day, recorded in Book 11212, Page 557, Register's Office for Davidson County, Tennessee, dated November 13, 1998 and recorded November 19, 1998.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Bruce E. Day and wife, Drucilla A. Day, recorded at Instrument No. 20200109-0003131 **Register's Office for Davidson County, Tennessee, dated** 01/06/20 **and recorded** 01/09/20 **.**

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 6th day of January, 2020.

_____
Notary Public
My Commission Expires: 3.7.23

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

Owner Name & Property Address:

Name: KP Capital 4 LLC
Address: 112 Neese Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: KP Capital 4 LLC
Address: 9525 Ivanhoe Ln
City, State, Zip: Brentwood TN 37027

Tax ID: 119-150-138.00