This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202572 **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 **$318,000.00**; 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 16th day of January, 2020 Notary Public My Commission Expires: 3-7-23

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

WARRANTY DEED

THIS INDENTURE, made this 16th day of January, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

CMRTR HOLDINGS, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

including all heirs, successors and/or assigns (the "**Grantee**").

Karen Johnson Davidson County
Batch# 346926 DEEDWARR
01/23/2020 11:03:18 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60

20200123-0008411

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 part of Lot No. 7, on the Map of J. R. Love's Subdivision, of record in Book 547, Page 4, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of West Eastland Avenue (formerly Cleveland Street), and extends back between lines 163 feet, more or less on the westerly line and 162 feet, more or less, on the easterly line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Flordell Gordon and wife, Virginia L. Gordon, by Warranty Deed from Luvell L. Glanton, a single person, dated July 7, 1992 and recorded July 14, 1992 in Book 8675, Page 608, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Flordell Gordon, an unmarried man, by Quitclaim Deed from Virginia L. Gordon Blocker, dated August 15, 2011 and recorded August 24, 2011 in Instrument No. 20110824-0065564, said Register's Office.
****Said Deed corrected by Scriveners Affidavit of record in instrument No. 20200121-0006728 Registers office of Davidson County, Tennessee.**

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Flordell Gordon, of record at Instrument No. 20200121-0006729, Register's Office for Davidson County, Tennessee, dated January 16, 2020 and recorded January 21,2020

Known as 926 W. Eastland Ave., Nashville, TN 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 16th day of January, 2020.

_____
Notary Public
My Commission Expires: 3.7.23

2020 JAN 16 T. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Owner Name & Property Address:

Name: CMRTR Holdings, LLC
Address: 926 W Eastland Ave
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: CMRTR Holdings, LLC
Address: 4020 Jessica LN
City, State, Zip: Franklin TN 37064

Tax ID: 082-08-0-133.00