This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202687 **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 **$190,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 6th day of February, 2020. Notary Public My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Karen Johnson Davidson County
Batch# 367991 DEEDWARR
03/05/2020 11:06:49 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20200305-0024782

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

HBG HOLDINGS, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC

A TEXAS LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, 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. 113 on the Plan of Plan of Glencoe Acres, Section I, of record in Plat Book 1835, Pages 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Stacey Pate, an unmarried man, by Warranty Deed from Karen Tillman Pate, an unmarried woman, of record in Instrument No. 20071023-0125237 Register's Office for Davidson County, Tennessee, dated October 18, 2007 and recorded on October 23, 2007.

Being the same property conveyed to HBG Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Daniel Stacey Pate and wife Melissa Pate, of record in Instrument No. 20200109-0003336, Register's Office for Davidson County, Tennessee, dated January 06, 2020 and recorded on January 09, 2020.

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 have executed this instrument on the date first above written.

HBG Holdings, LLC, a Tennessee Limited Liability Company

BY: Vagif PA Seidov

Vagif Seidov, member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Vagif Seidov*** 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 ***Member*** of ***HBG Holdings, LLC*** the within named bargainor, and that he/she as such ***Member*** 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 ***Member.***.

Witness my hand and official seal this 6th day of February, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 3/13/2021

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 3376 Mimosa Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3376 Mimosa Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 133-08-0-011.00