SPECIAL WARRANTY DEED

Karen Johnson Davidson County Batch# 341940 DEEDWARRSP 01/13/2020 08:06:30 AM 5 pgs Fees: $28.00 Taxes: $13,690.00 20200113-0003899	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00. Heather Wood Affiant Subscribed and sworn to before me, this the 10th day of January, 2020. Ashley Osgood Notary Public My commission expires: 12/4/2023

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

ASHLEY OSGOOD STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel
Hari Ohm Associates Partnership 4156 Outer Drive Nashville, TN 37204	New Owner	092-16-0-086.00

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **HOLLIS & HOLLIS, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **HARI OHM ASSOCIATES PARTNERSHIP**, a Tennessee general partnership ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 110 20th Avenue North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 10th day of January, 2020.

HOLLIS & HOLLIS, LLC,
a Tennessee limited liability company

By: _____
Name: John W. Hollis
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John W. Hollis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of HOLLIS & HOLLIS, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of John Hollis as the Chief Manager of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of January, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

Exhibit A

Legal Description

Tract 1:

Land in the 9th Ward of the City of Nashville, said County and State, being the Easterly 50 feet of the Westerly 100 feet of the Northerly part of Lot No. 149 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Beginning on the Southerly margin of Hayes Street, 50 feet Easterly from the Easterly margin of 20th Avenue North, formerly Boyd Avenue, being the Northeast corner of L. T. Webb's Lot; thence with the Southerly margin of Hayes Street, Easterly 50 feet; thence Southerly parallel with 20th Avenue North 172 feet, more or less, to the Northerly margin of an alley, the center line of which is midway between Hayes Street and West End Avenue; thence with the Northerly margin of said alley, Westerly 50 feet to said Webb's Southeast corner; thence with the Easterly line, Northerly 172 feet, more or less, to the beginning.

Tract 2:

Being the Northwest part of Lot No. 149 on the map of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the South side of Hayes Street and runs back between parallel lines, along the East margin of 20th Avenue, North 172 feet more or less to an alley.

Being the same property conveyed to Hollis & Hollis, LLC by Special Warranty Deed of record in Book 11673, Page 322, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2020, and all subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

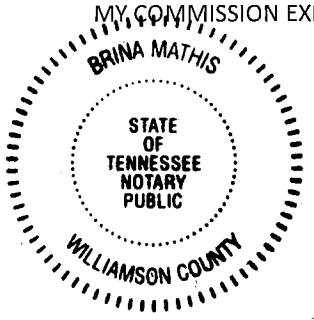
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).