Karen Johnson Davidson County
Batch# 401156 DEEDWARRSP
05/15/2020 02:47:58 PM 4 pgs
Fees: $23.00 Taxes: $5,113.40
20200515-0050896

SPECIAL WARRANTY DEED

SUSAN BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,382,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2020.

Notary Public

My commission expires: 1/8/24

THIS INSTRUMENT PREPARED BY:

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

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Breathing Easy Real Estate, GP 1008 B Old Tree Court Nashville, TN 37210	New Owner	118-04-0-246.00

FOR AND IN CONSIDERATION of the sum of One Million Three Hundred Eighty-Two Thousand and no/100 Dollars ($1,382,000.00), 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, **CRUZEN STREET PARTNERS**, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **BREATHING EASY REAL ESTATE, GP**, 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 2305 Cruzen Street, Nashville, Tennessee 37211.

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 13th day of May, 2020.

CRUZEN STREET PARTNERS

By: _____
Name: Frank E. Neal IV
Title: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank E. Neal IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Partner of Cruzen Street Partners, the within named bargainor, a Tennessee general partnership, and that as such Partner of the partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as Cruzen Street Partners, Partner of the partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of May, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 1/8/24

SUSAN BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, Being Lot No. 211 & 212 on the plan of Grandview Heights, and of record in Plat Book 161, page 14 & 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to CRUZEN STREET PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from BARBARA A. HOBSON TRUSTEE OF THE HOBSON FAMILY TRUST, of record in Instrument No. 20170518-0049472, dated May 15, 2017, said Register's Office.

Exhibit B

Permitted Exceptions

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

2. Matters shown on the Plan of record in Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee.

3. All matters which would be disclosed by an inspection and accurate survey of the property.