Karen Johnson Davidson County
Batch# 544041 DEEDWARRSP
12/31/2020 01:54:10 PM 5 pgs
Fees: $28.00 Taxes: $5,550.00
20201231-0155209

THIS INSTRUMENT PREPARED BY:
Philip F. Head, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL NO.:**
Blair Partners, LLC 3835 Cleghorn Avenue Suite 250 Nashville, Tennessee 37215	SAME	104-16-0-003.00 104-16-0-004.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES L. LOVE AND WIFE, SANDRA LOVE** (together, "Grantor"), have this day bargained and sold, and do hereby transfer, convey and warrant to **BLAIR PARTNERS, LLC**, a Tennessee limited liability company, ("Grantee"), its successors and assigns, the following described tracts or parcels of land in Davidson County, Tennessee, to-wit:

Tracts or parcels of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located at 2106 and 2108 Blair Boulevard in Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its heirs, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular 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, Grantor has executed this instrument on this the 31st day of December, 2020.

James L Love
JAMES L. LOVE

Sandra Love
SANDRA LOVE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **James L. Love and Sandra Love**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 2020.

Keith S. Brewer
Notary Public

My Commission Expires: ~~03/08/2012~~ 2021

KEITH S. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 08, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 2020.

Notary Public

My Commission Expires: 3/7/23

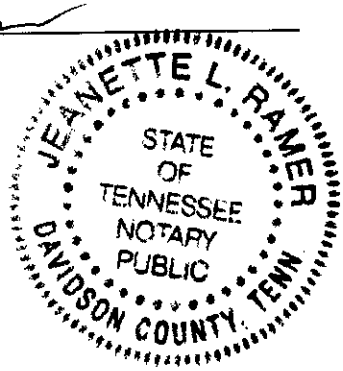


EXHIBIT A

Tract No. 1:
A parcel of land in Davidson County, Tennessee, being a portion of Lots Nos. 5 and 6 on the map of St. Bernard Place, as of record in Book No. 161, page 171, of the Register's Office of Davidson County, Tennessee, described as follows: Beginning at a point on the north line of Blair Boulevard eighty (80) feet west of the intersection of the north line of Blair Boulevard and the west line of Hillsboro Avenue; thence westerly along Blair Boulevard seventy (70) feet to a ten foot alley; thence in a northerly direction with the east line of said alley fifty (50) feet; thence continuing in a northerly direction with the east line of said alley fifty-two (52) feet to the northwest corner of Lot No. 5 on said plan; thence east along the north line of Lot No. 5 seventy (70) feet; thence in a southerly direction and parallel with Hillsboro Avenue one hundred (100) feet more or less to the point of beginning.

Tract No. 2:
A certain lot or parcel of land in Davidson County, Tennessee, being Lot No. 7 on the map of St. Bernard Place, as of record in Book 161, page 171 of the Register's Office for said County, described as follows:

Beginning at a point in the north margin of Blair Boulevard, formerly Long Avenue, the corner of Lots Nos. 7 and 8; thence with the line between said lots northerly 140 feet to an alley; thence with the southerly margin of said alley, easterly 102 feet to the westerly margin of another alley; thence with the margin of the last mentioned alley, southwesterly 100.6 feet to a point at a turn in said alley, and continuing with the same southerly 52.5 feet to the north margin of Blair Boulevard; thence with the margin of the same westerly 50 feet to the point of beginning.

Tract Nos. 1 and 2 being the same property conveyed to James L. Love and wife, Sandra Love, by deed from Charles T. Brown, of record in Book 5900, page 618, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1) Taxes for 2020, which have been prorated between the parties.