THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 632985 **DEEDWARR** 05/11/2021 10:29:46 AM 2 pgs Fees: $13.00 Taxes: $1,480.00 20210511-0063166	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Renee Wood Affiant Subscribed and sworn to before me, this 6 day of May, 2021. Notary Public My Commission Expires:

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner: Thistle Farms Inc. 5122 Charlotte Pike Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Parcel ID No. 092-02-0-129.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEAR BLUE EQUITY LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **THISTLE FARMS, INC., A TENNESSEE CORPORATION** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 15, AS SHOWN ON THE MAP ENTITLED O. H. MENEES' SUBDIVSION OF THE BOYD MCNAIRY TRACT, OF RECORD IN BOOK 57, PAGE 89, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLEAR BLUE EQUITY, LLC, BY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, OF RECORD IN INSTRUMENT NO. 20120405-0029348 DATED MARCH 28, 2012, SAID REGISTER'S OFFICE.

This is improved property commonly known as: **2716 Meharry Blvd, Nashville, TN 37208**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it has 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 current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-VBS-21-2716

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2021.

Clear Blue Equity, LLC

By: _____, as authorized Representative
Nicholas B. Ogden, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Nicholas B. Ogden,** 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 Authorized Representative of Clear Blue Equity, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 6th day of May, 2021.

_____
Notary Public
My commission expires: _____

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025