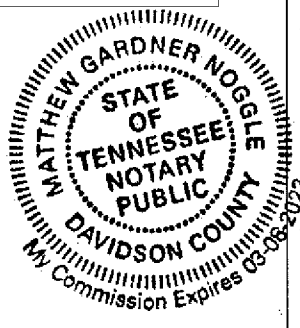
SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 688199 DEEDWARRSP
08/02/2021 09:13:30 AM 5 pgs
Fees: $28.00 Taxes: $9,990.00
20210802-0103284



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,700,000.00.

Affiant

Subscribed and sworn to me on July 30, 2021.

NOTARY PUBLIC

My commission expires: 3/8/2022

THIS INSTRUMENT WAS PREPARED BY:
RICHARD W. SEBASTIAN
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Melrose Auto Repair Inc 868 Battery Lane Nashville, TN 37220	SAME ADDRESS AS NEW OWNER	118 02 0 072.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jordan Family Partners, L.P., a Tennessee limited partnership **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto Melrose Auto Repair Inc, a Tennessee corporation **"GRANTEE",** its successors and assigns, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

The conveyance of the above Property is subject to the following:

1. 2021 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee;
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Kirkwood Heights Section No. 4, as recorded in Plat Book 1130, Page 18, Register's Office for Davidson County, Tennessee.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Kirkwood Heights Section No. 5, as recorded in Plat Book 1130, Page 22, Register's Office for Davidson County, Tennessee.
4. All of the terms and provisions set forth and contained in that certain Lease between The Melrose Partnership, Lessor, and Bridgestone/Firestone, Inc., an Ohio corporation, Lessee, recorded in Book 9637, Page 13, Register's Office for Davidson County, Tennessee.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any.

This property is also known as improved property located at 2519 8th Avenue South, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. Wherever 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 TO FOLLOW

WITNESS my hand on July 29, 2021.

Jordan Family Partners, L.P.,
a Tennessee limited partnership

By: Jordan Property Management, Inc.,
a Tennessee corporation, its General Partner

By: _____
Ruth S. Jordan, President

~~**STATE OF TENNESSEE**~~ Maine

~~**COUNTY OF DAVIDSON**~~ Lincoln

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Ruth S. Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Jordan Property Management, Inc., a Tennessee corporation, the General Partner of Jordan Family Partners, L.P., a Tennessee limited partnership, the within named bargainor, and that she as such President of Jordan Property Management, Inc., a Tennessee corporation, the General Partner of Jordan Family Partners, L.P., executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on July 29, 2021.

_____
NOTARY PUBLIC

My Commission Expires: CHRISTINA STEVENS
NOTARY PUBLIC
State of Maine
My Commission Expires
April 11, 2022

EXHIBIT "A"

PROPERTY DESCRIPTION

Being a tract of land in Davidson County, Tennessee, being more particularly described by a Field Run Survey by R. L. Montoya - Land Surveying, Inc., dated February 22, 1995, revised August 14, 1995, and further revised August 21, 1995, as follows:

Beginning at an iron rod in the West margin of Franklin Pike, said point being the Northeast corner of the Elam Company Property, as of record in Book 8171, Page 870, Register's Office for Davidson County, Tennessee, and also being the Southeast corner of the herein described tract; thence, leaving said margin, South 73° 34' 28" West, 133.97 feet to a witness point, said point being 14.81 feet from the property corner, for a total of 148.79 feet to the Northwest corner of the Elam Company Property and also being the Southwest corner of the herein described tract; thence, North 16° 27' 32" West, 202.24 feet to an iron rod in the Northeast corner of Lot 94 on the Plan of Kirkwood Heights the W. T. Berry Estate, Section 5, as of record in Book 1130, Page 22, Register's Office for Davidson County, Tennessee, and also being the Northwest corner of the herein described tract; thence, with the line of Spence Motels, Inc., as of record in Book 3788, Page 716, Register's Office for Davidson County, Tennessee, North 71° 00' 00" East, 148.09 feet to an iron rod in the West margin of Franklin Pike, said point being the Southeast corner of Spence Motels, Inc., and also being the Northeast corner of the herein described tract; thence along said margin, South 16° 41' 23" East, 208.89 feet to the Point of Beginning, containing 0.70 acres, more or less.

Being part of the same property conveyed to Jordan Family Partners, L.P., a Tennessee limited liability partnership, by Quitclaim Deed from Ruth S. Jordan and Peter W. Jordan, of record in Book 11538, Page 586, in the Register's Office for Davidson County, Tennessee, dated June 11, 1999, and recorded on June 22, 1999.

TRUE COPY CERTIFICATION

I, Matthew Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30, 2021.

Signature
Date: July 30, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 30th day of July, 2021 personally appeared before me, a notary public for the State aforesaid, Matthew Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD