THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
33442-1A / Box #14

Karen Johnson Davidson County
Batch# 719512 DEEDWARRSP
09/20/2021 09:30:30 AM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20210920-0125716

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Blackburn Family Limited Partners II, LP ATTN: Rick Blackburn 117B 46th Ave. N Nashville, TN 37209	New Owner	18600000600

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Keith R. Jarvis** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Blackburn Family Limited Partners II, LP, a Tennessee limited partnership** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being all of the same property conveyed to Keith R. Jarvis, Single by Deed dated August 15, 1996 from Herbert Piercey and wife, Sara D. Piercey, of record in Book 10174, page 525, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16th day of September, 2021.

Keith R. Jarvis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith R. Jarvis, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 16th day of September, 2021.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me this
16th day of September, 2021.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

Land in the 5th Civil District of Davidson County, Tennessee, being Tract "A" on a survey made by E. L. Miller, Jr., & Company, surveyors, dated May 22, 1961 for Hill-Ross Realty Company, and more particularly described according to said survey as follows:

Beginning at an iron pin on the north margin of Burkitt Road, which point is 498 feet easterly from a post at the intersection of the northerly margin of Burkitt Road and the easterly margin of Old Burkitt Road; thence easterly along the northerly margin of Burkitt Road, a distance of 335 feet to an iron pin; thence continuing along the margin of said Road, South 84 degrees 20' East 34 feet to a post, being the southeast corner of this tract; thence North 4 degrees 45' East 1407 feet to the northeast corner of said street; thence North 83 degrees 30' West 346.5 feet to a post at the northwest corner of this tract; thence South 4 degrees 45' West 210 feet to an iron pin; thence South 5 degrees 53' West 1218 feet to the point of beginning, containing 11.4 acres, more or less.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 18600000600. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. Grant of Easements to Piedmont Natural gas Company, Inc., of record in Instrument No. 20110311-0019582 and Instrument No. 20120224-0016268, Register's Office for Davidson County, Tennessee.

I, Andrew T. Wood, do hereby make oath that I am a licensed attorney and 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 **September 16, 2021**.

Name: Andrew T. Wood
Date: **September 16, 2021**

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **16** day of **September**, 2021.

Notary Public
My commission expires: July 3, 2023

