Karen Johnson Davidson County
Batch# 728175 DEEDWARRSP
09/30/2021 04:05:30 PM 5 pgs
Fees: $28.00 Taxes: $3,404.00
20210930-0131934

SPECIAL WARRANTY DEED

FROM: QUALITY WATER PROPERTIES, L.L.C.

This instrument was prepared by:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

TO: BLUE INVESTMENT, GP

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Blue Investment, GP 5215 Harding Pike Nashville, TN 37205	Same	163-00-0-286.00

STATE OF ARIZONA)
COUNTY OF MARICOPA)

The actual consideration for this transfer is $920,000.00.

Affiant

Sworn to and subscribed before me, this 24th day of September, 2021.

Notary Public

My Commission Expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **QUALITY WATER PROPERTIES, L.L.C.**, a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **BLUE INVESTMENT, GP**, a Tennessee general partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 2004 Pittway Drive, Nashville, Tennessee 37207.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 29th day of September, 2021.

SELLER: **QUALITY WATER PROPERTIES, L.L.C.,**
a Tennessee limited liability company

By: Steven G Hibbard
Steven G. Hibbard, Managing Member

STATE OF ARIZONA)
COUNTY OF Pinal.)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steven G. Hibbard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Quality Water Properties, L.L.C., a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Witness my hand and seal at office in Mesa, Arizona this 29th day of September, 2021.

Nancy M. Herbert
Notary Public

My Commission Expires: 09-30-2022

NANCY M. HERBERT
Notary Public - Arizona
Pinal County
Commission # 554763
My Commission Expires
September 30, 2022

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Plan of Pittway Subdivision, of record in Plat Book 6050, page 363, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to QUALITY WATER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BLEVINS FAMILY STORAGE, LP, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20050505-0050996, dated April 29, 2005, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2021 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6050, page 363, said Register's Office.

3. Storm Water Detention Agreement of record in Book 10707, page 241, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20050603-0063184, said Register's Office.

5. Application to Split Parcels of record in Instrument No. 20060908-0111294, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 9/29/2021 (date of document).

Affiant Signature

9/29/2021
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 29th day of September, 2021.

Kimberley J. Raymond
Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY