Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067
21-1-767

Karen Johnson Davidson County
Batch# 793034 DEEDWARR
01/19/2022 11:22:28 AM 3 pgs
Fees: $18.00 Taxes: $7,770.00

20220119-0007278

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 36751-11-2021	STATE OF Pennsylvania COUNTY OF Allegheny The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me this 13 day of January, 2022. Notary Public My Commission Expires: 8/25/22

Commonwealth of Pennsylvania - Notary Seal
Tanya M. Tierney, Notary Public
Allegheny County
My commission expires August 25, 2022
Commission number 1338243
Member, Pennsylvania Association of Notaries

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Farmuse, LLC 314 Rosebank Avenue Nashville, TN 37206	New Owner	Map and Parcel Nos.: Tract 1: 11802023200 Tract 2: 11802023100

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, **BOB LEWIS BLUE HOUSE LLC, a Pennsylvania limited liability company (as to Tract 1)** and **1344, LLC, a Tennessee limited liability company (as to Tract 2) (collectively, "Grantors")**, have this day bargained and sold, and do hereby transfer and convey to **FARMUSE, LLC, a Tennessee limited liability company ("Grantee")**, its successors and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2515 White Avenue, Nashville, Davidson County, Tennessee 37204 (Tract 1), and 2517 White Avenue, Nashville, Davidson County, Tennessee 37204 (Tract 2).

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

And each Grantor covenants with Grantee, as to each Grantor's respective Tract, that such Grantor is lawfully seized and possessed of said real estate in fee simple, and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A." Each Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to such Grantor's respective Tract against the lawful claims of all persons, claiming by, through or under it, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument, the corporate parties by their duly authorized agent, effective as of the 14th day of January, 2022.

[Signature Page to Limited Warranty Deed]

GRANTORS:

BOB LEWIS BLUE HOUSE LLC
a Pennsylvania limited liability company
(as to Tract I)

By:_____
Brandon J. Otis, Authorized Agent

1344, LLC
a Tennessee limited liability company
(as to Tract II)

By:_____
Brandon J. Otis, Authorized Agent

STATE OF Pennsylvania
COUNTY OF Allegheny

Before me, the undersigned, of the State and County aforesaid, personally appeared Brandon J. Otis 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 Agent of Bob Lewis Blue House LLC, a Pennsylvania limited liability company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Authorized Agent.

Witness my hand, in Allegheny County, State of Pennsylvania, this 13 day of January, 2022.

Tanya M. Tierney
Notary Public
My Commission Expires: 8/25/22

Commonwealth of Pennsylvania - Notary Seal
Tanya M. Tierney, Notary Public
Allegheny County
My commission expires August 25, 2022
Commission number 1338243
Member, Pennsylvania Association of Notaries

STATE OF Pennsylvania
COUNTY OF Allegheny

Before me, the undersigned, of the State and County aforesaid, personally appeared Brandon J. Otis 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 Agent of 1344, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Authorized Agent.

Witness my hand, in Allegheny County, State of Pennsylvania, this 13 day of January, 2022.

Tanya M. Tierney
Notary Public
My Commission Expires: 8/25/22

Commonwealth of Pennsylvania - Notary Seal
Tanya M. Tierney, Notary Public
Allegheny County
My commission expires August 25, 2022
Commission number 1338243
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

TRACT 1: Parcel ID#:11802023200 2515 White Avenue

Being a tract of land lying in the City of Berry Hill, Nashville, Davidson County, Tennessee, also being Lot 78 of the George I. Waddey's Subdivision Westwood, as of record in Plat Book 332, Page 99, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated December 22, 2021, last revised January 6, 2022, prepared by Michael H. Charette, TRLS No. 2048, Cherry Land Surveying, Inc., as follows:

Beginning at an existing iron rod in the westerly right-of-way line of White Avenue, at a corner common with Lot 77 of said George I. Waddey's Subdivision Westwood, also being the property of AH Properties, LLC, as of record in Instrument Number: 20140520-0043189, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of White Avenue, with the northerly property line of said Lot 77, South 75 deg 00 min 15 sec West, 165.01 feet to an iron rod set in the easterly right-of-way line of an Unnumbered Alley;

Thence with the easterly right-of-way line of an Unnumbered Alley, North 14 deg 29 min 01 sec West, 50.00 feet to an existing iron rod at a corner common with Lot 79 and part of Lot 80, of said George I. Waddey's Subdivision Westwood, also being the property of O.I.C. White Avenue Flats, as of record in Instrument Number: 20191216-0129752, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of an Unnumbered Alley with the southerly property line of said Lot 79 and part of Lot 80, North 75 deg 00 min 15 sec East, 165.01 feet to an iron rod set in the westerly right-of-way line of White Avenue;

Thence with the westerly right-of-way line of White Avenue, South 14 deg 29 min 02 sec East, 50.00 feet to the POINT OF BEGINNING. Containing 8,250 square feet or 0.189 acres more or less.

Being the same property conveyed to Bob Lewis Blue House LLC, a Pennsylvania Limited Liability Company, by deed dated October 1, 2018 from Mary Ellen Marchman, unmarried of record in Instrument No. 20181001-0097222, Register's Office for Davidson County, Tennessee.

TRACT 2: Parcel ID#:11802023100 2517 White Avenue

Being a tract of land lying in the City of Berry Hill, Nashville, Davidson County, Tennessee, also being Lot 77 of the George I. Waddey's Subdivision Westwood, as of record in Plat Book 332, Page 99, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated December 22, 2021, last revised January 6, 2022, prepared by Michael H. Charette, TRLS No. 2048, Cherry Land Surveying, Inc., as follows:

Beginning at an existing iron rod in the westerly right-of-way line of White Avenue, at a corner common with Lot 78 of said George I. Waddey's Subdivision Westwood, also being the same property of Bob Lewis Blue House, LLC, as of record in Instrument Number: 20181001-0097222, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of White Avenue, South 14 deg 29 min 02 sec East, 49.78 feet to an existing iron rod, at a corner common with Lots 75 & 76 of said George I. Waddey's Subdivision Westwood, also being the property of Tennessee Automotive Association, Inc., as of record in Deed Book 8015, Page 155, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of White Avenue, with the northerly property line of said Lots 75 & 76, South 74 deg 55 min 51 sec West, 165.01 feet to an existing iron pipe in the easterly right-of-way line of an Unnumbered Alley;

Thence with the easterly right-of-way line of said Unnumbered Alley, North 14 deg 29 min 01 sec West, 49.99 feet to an iron rod set in the southerly property line of said Lot 78;

Thence leaving the easterly right-of-way line of said Unnumbered Alley with the southerly property line of said Lot 78, North 75 deg 00 min 15 sec East, 165.01 feet to the POINT OF BEGINNING. Containing 8,231 square feet or 0.189 acres more or less.

Being the same property conveyed to AH Properties, LLC by deed dated May 15, 2014 from Stacey Lane Formerly Stacey Ethridge and Sheila Hughes, as joint tenants with right of survivorship, of record in Instrument No. 20140520-0043189, Register's Office for Davidson County, Tennessee. AH Properties, LLC having since changed its name to 1344, LLC effective as of November 20, 2015 in the Office of the Tennessee Secretary of State.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel Nos. 11802023200 (Tract 1) and 11802023100 (Tract 2)
2. All matters appearing on the Plan of record as Book 332, Page 99, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the survey of the subject property dated December 22, 2021, last revised January 6, 2022, prepared by Michael H. Charette, TRLS No. 2048, Cherry Land Surveying, Inc.