Karen Johnson Davidson County
Batch# 818056 DEEDWARRSP
03/09/2022 10:21:30 AM 5 pgs
Fees: $28.00 Taxes: $7,379.67
20220309-0026879

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JPS Properties 4000 West End Ave., #201 Nashville, TN 37205	New Owner	106-10-0-001.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **201 BLANTON AVENUE, LLC**, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **JPS PROPERTIES,** a Tennessee general partnership (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, together with all buildings, structures and other improvements of any and every nature located on the land and all fixtures attached or affixed to the land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

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

WITNESS Grantor's hand, this 28 day of February, 2022.

201 BLANTON AVENUE, LLC

By: _____
Nathaniel Beaver, Chief Manager

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHANIEL BEAVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Chief Manager of 201 BLANTON AVENUE, LLC, the within-named bargainor, a Tennessee limited liability company, and that he, as Chief Manager, executed the within instrument for the purposes therein contained on behalf of the company, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of February, 2022.

_____
Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-5-25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,994,505.00.

_____
Affiant

Subscribed and sworn before me this 28th day of February, 2022.

_____
Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-5-25

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Buckland Subdivision of record in Plat Book 5190, Page 460, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 201 Blanton Avenue, LLC, a Tennessee limited liability company, by Warranty Deed from Rebecca L. Duke, Barbara L. Barnhart and Maribeth L. Burns as devisees and Co-Executors under the Last Will and Testament of Daniel T. Leech, probated in the Chancery Court of Sumner County, Tennessee, under Probate Docket No. 2018PR-161, dated August 18, 2018, of record in Instrument No. 20180829-0085834, Register's Office for Davidson County, Tennessee. The said Sara B. Leech having since died on April 26, 2015 and Daniel T. Leech having since died on February 13, 2018. The Last Will and Testament of Sarah Brewer Leech, probated in the Chancery Court of Sumner County, Tennessee, under Probate Docket No. 2015PR-286.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 106-10-0-001.00.

2. Matters shown on the Plan of record in Plat Book 5190, page 460, said Register's Office.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney 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 February 28, 2022 (date of document).

Affiant Signature

2/28/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of February, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY