Karen Johnson Davidson County
Batch# 916348 DEEDWARRSP
09/14/2022 08:11:25 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20220914-0102333

This instrument prepared by:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: William W. Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Creative REI, LLC 1900 Church St #402 Nashville, TN 37203	Creative REI, LLC same	083-01-0-001.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CLEAR BLUE EQUITY, LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **CREATIVE REI, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons lawfully claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of September, 2022, but is effective as of the 13 day of September, 2022.

GRANTOR:

CLEAR BLUE EQUITY, LLC,
a Tennessee limited liability company

By: _____
Name: Jennifer S. Ghanem
Its: Authorized Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jennifer S. Ghanem, the Authorized Representative of Clear Blue Equity, LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Jennifer S. Ghanem as such Authorized Representative.

Witness my hand and official seal this 13th day of September, 2022.

My Commission Expires:

_____

_____
Notary Public

After recording return to:
Blake C. Bars
Frost Brown Todd
The Pinnacle at Symphony Place
150 3rd Avenue South, Suite 1900
Nashville, TN 37201



STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $400,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 13 day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 4/27/2025



Exhibit "A"

Legal Description of Property

Tract 2 (1202 Cline Avenue)

Land in Davidson County, Tennessee, being part of Lot No. 5, Block B, on the Plan of A. W. Johnson and G. P. Smith Property, of record in Book 38, Page 529, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Cline Avenue at the northeasterly corner of the property conveyed to Cecil Aubrey Baker and wife, by deed from Russell Davis Kirby and wife, of record in Book 2344, Page 59, Register's Office for Davidson County, Tennessee; thence with said Baker's northerly line Westwardly 90.05 feet more or less; thence North 3 degrees 55 minutes East 64 feet to a point; thence North 38 degrees 25 minutes 18 seconds East 95 feet to a point; thence North 87 degrees 45 minutes East 42.5 feet to the westerly margin of Cline Avenue; thence with the same, South 3 degrees 20 minutes West 148 feet to a point of beginning.

Being the same property conveyed to CLEAR BLUE EQUITY LLC by deed from RYAN C. GLORE of record in Instrument No.20120127-0007866, dated January 27, 2012, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 38, Page 529, Register's Office for Davidson County, Tennessee.

3. Matters that would be shown on an updated ALTA/NSPS Survey of the Property.