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| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>FTEC File No. 34686-03-2019 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $590,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 15th day of April, 2019.<br><br>Notary Public<br>My Commission Expires: 5/5/20 |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 217974 DEEDWARR
04/15/2019 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20190415-0034298

WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Greene Holdings, LLC<br>1018 Chancery Lane<br>Nashville, TN 37215 | Greene Holdings, LLC<br>1018 Chancery Lane<br>Nashville, TN 37215 | Map and Parcel No.:<br>082 13 0 G 101 00CO |

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, Jordan T. Drake and wife Lorie Lynn Drake ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Greene Holdings, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 345 Harrison Street, Nashville, Davidson County, Tennessee 37219.

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 Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 on the 15th day of April, 2019.

Jordan T. Drake

Lorie Lynn Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan T. Drake and Lorie Lynn Drake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2019.

Notary Public
My Commission Expires: 5/5/20

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 101, Building A, as shown on the First Amendment to Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Harrison Square Condominiums, of record under Instrument Number 20060823-0103941, and amended by Instrument Number 20071025-0126183, Instrument Number 20080104-0001138 and Instrument Number 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument Number 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jordan T. Drake and wife, Lorie Lynn Drake by deed dated July 1, 2015 from Craighead Patten Properties, II, GP, a Tennessee general partnership of record in Instrument No. 20150707-0065676, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2019 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 082 13 0 G 101 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941, amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit A to the First Amendment to Master Deed of record in Instrument No. 20071025-0126183, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20060518-0058549, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20060518-0058543, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

