Karen Johnson Davidson County
Batch# 362414 DEEDWARRSP
02/24/2020 12:18:30 PM 7 pgs
Fees: $38.00 Taxes: $10,175.00
20200224-0020217

Prepared by and Return to:	Property Owner and Mail Tax Bills to:	Property Address:	Tax Parcel No(s):
Eversheds Sutherland (US) LLP 999 Peachtree Street NE Suite 2300 Atlanta, Georgia 30309 Attention: D. Clayton Howell, Esq.	Hines 5 Ravinia Drive Atlanta, GA 30346	525 Hagan Street Nashville, TN 37203	10507007600 10507007400

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of December, 2019, by and between **GREEN LEGACY III PARTNERSHIP**, a Tennessee partnership (hereinafter referred to as "Grantor"), and **HCD WEDGEWOOD 525 HAGAN LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by Deed of record as Instrument Number 201606030055923 in the Register's Office of Davidson County, Tennessee (the "Register's Office").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[signature page follows]

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

GREEN LEGACY III PARTNERSHIP,
a Tennessee Partnership

By: Roberta G. Wheeler

Name: Roberta G. Wheeler

Title: Chief Executive Officer

STATE OF MINNESOTA

COUNTY OF Hennepin

Before me, a Notary Public of the State and County aforesaid, personally appeared Roberta G Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the CEO of GREEN LEGACY III PARTNERSHIP, a Tennessee partnership, the within named bargainor, a limited liability company, and that he (or she), as such manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself (or herself) as such manager.

WITNESS my hand, at office, this 28th day of December, 2019.

NATHAN J CHINANDER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2023

Notary Public

My Commission Expires:
Jan 31, 2023

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is TWO MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($2,750,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of December, 2019.

Notary Public

My Commission Expires: 8/16/2022

LIZBETH HENDERSON NOTARY PUBLIC EXP. Aug. 16, 2022 FULTON COUNTY, GA

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1:
A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TOWIT:

BEING LOT NO. 43, AND THE NORTHERLY 39 FEET OF LOT NO. 42 ON THE PLAN OF HAGAN AND MERRITT'S RESUBDIVISION OF PART OF THE MERRITT LANDS, AS OF RECORD IN BOOK 161, PAGE 49, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 43 AND THE NORTHERLY 39 FEET OF LOT NO. 42 FRONT TOGETHER 89 FEET ON THE EASTERLY SIDE OF HAGAN STREET AND RUN BACK BETWEEN PARALLEL LINES 164 FEET TO AN ALLEY.

TRACT 2:

TWO TRACTS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

PARCEL A:
BEING THE WESTERLY 100 FEET OF LOT NOS. 40 AND 41 AND THE WESTERLY 100 FEET OF THE SOUTHERLY 11 FEET OF LOT NO. 42 ON THE MAP OF HAGAN & MERRITT'S RE-SUBDIVISION OF PART OF THE MERRITT LANDS, AS OF RECORD IN BOOK 161, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HAGAN STREET AND MERRITT AVENUE, BEING THE SOUTHWEST CORNER OF LOT NO. 40, THENCE, WITH THE EASTERLY MARGIN OF HAGAN STREET NORTHWARDLY 100 FEET; THENCE, EASTERLY, PARALLEL WITH MERRITT AVENUE 100 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE, WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTHWARDLY 100 FEET TO THE NORTHERLY MARGIN OF SAID AVENUE; THENCE, WITH THE NORTHERLY MARGIN OF SAID AVENUE, WESTWARDLY 100 FEET TO THE BEGINNING, OF
RECORD IN BOOK 1157, PAGE 317, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL B:
BEING THE EASTERLY 50 FEET OF LOT NOS. 40 AND 41 AND THE EASTERLY 50 FEET OF THE SOUTHERLY 11 FEET OF LOT NO. 42 ON THE MAP OF HAGAN & MERRITT'S RE-SUBDIVISION OF PART OF THE MERRITT LANDS, AS OF RECORD IN BOOK 161, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NOS. 40, 41, AND 42 FRONT 50 FEET ON THE NORTHERLY SIDE OF MERRITT AVENUE AND RUNS BACK 100 FEET ON THE EASTERLY LINE,

WITH THE WESTERLY MARGIN OF AN ALLEY AND 100 FEET ON THE WESTERLY LINE WITH THE EASTERLY MARGIN OF ANOTHER ALLEY DEDICATED TO THE PUBLIC BY DEED FROM BERNIE RICH AND HENRY MILLS, TO WILLIAM CARR, OF RECORD IN BOOK 236, PAGE 129, SAID REGISTER'S OFFICE, TO A DEAD LINE, MEASURING 50 FEET THEREON.

BEING PART OF THE SAME PROPERTY CONVEYED TO GREEN LEGACY III PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM MARY ANN HARRIS, TRUSTEE OF THE MARY REGAN GREEN GST TRUST FBO MARY GREEN HARRIS; ELLEN GREEN TIPTON, AN INDIVIDUAL; AND ROBERTA GREEN WHEELER, TRUSTEE OF THE MARY REGAN GREEN GST TRUST FBO ROBERTA WHEELER, OF RECORD IN INSTRUMENT NO. 201606030055923, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

When Recorded Return To:
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 991315

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Book 161, Page 49, in the Register's Office of Davidson County, Tennessee.
3. Rights of others in and to the alley contiguous to the land.
4. That portion of the land embraced within the bounds of any public road or thoroughfare.
5. All matters shown on that certain ALTA/NSPS Land Title Survey for Green Legacy III Partnership Property, prepared by Crawford & Cummings, P.C., dated November 26, 2019, last revised December 20, 2019.

True Copy Certification

I, Heather Townsend, 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.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [~~Name of Notary~~] Kimberly T. Branch, a notary public for this county and state, [~~name of person making certification~~] Heather Townsend 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: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA