This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-29823

Karen Johnson Davidson County
Batch# 591832 DEEDWARRSP
03/15/2021 09:26:02 AM 2 pgs
Fees: $13.00 Taxes: $5,170.75
20210315-0033751

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Grace Ellen DeHaan	NEW OWNER	
1331 2nd Avenue North		082092A00600CO
Nashville, TN 37208		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **G2T, LLC, a Tennessee limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Grace Ellen DeHaan** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Second & Taylor Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants. Conditions and Restrictions in Instrument No. 20180709-0066070, amended in Instrument No. 20180710-0066630, 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 a portion of the same property conveyed to G2T, LLC, a Tennessee limited liability company by General Warranty deed from Southern Holdings, Inc., a Tennessee Corporation of record in Instrument No. 20161222-0134855 Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on December 22, 2016.

This is IMPROVED property known as 1331 2nd Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said 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 free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 12 day of March, 2021.

G2T, LLC

BY: _____
Michael A. Hartley, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Michael A. Hartley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of **G2T, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Secretary.

Witness my hand, at office, this 12 day of March, 2021.

_____
Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or value, whichever~~ is greater, for this transfer is $**1,397,500.00**.

_____
Affiant

Subscribed and sworn to before me this 12 day of March, 2021.

_____
Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024