THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233415

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 606745 **DEEDWARR**
04/05/2021 11:58:36 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20210405-0043973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Proctor Marble and Granite, LLC 801 Timber Lane Nashville, TN 37215	New Owner	Tax Parcel ID No. 091 02 0 250.00 091 02 0 251.00

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, **Hashtag, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Proctor Marble and Granite, LLC, a Tennessee limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being part of Block "I", Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Said County. Said part of Block "I" fronts 50 feet on the Southerly side of Virginia Avenue and runs back between parallel lines, parallel with and 110 feet East of the Easterly margin of 57th Avenue North, formerly 16th Street, 150 feet to alley.

Tract 2:

Land in Davidson County, Tennessee, being the Westerly 100 feet of the Easterly 160 feet of the Northerly 150 feet of Block "I" Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Register's Office for Said County. Said part of Block "I" fronts 100 feet on the Southerly side of Ohio, formerly Virginia Avenue and runs back between parallel lines, parallel with and 60 feet West of the Westerly margin on 56th Avenue North, formerly 15th Street, 150 feet to an alley.

Being the same property conveyed to Hashtag, LLC, a Tennessee limited liability company from Hashtag, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument No. 202102240022725, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hashtag, LLC, a Tennessee Limited Liability Company by Warranty Deed from Teresa A. Pirtle and Bruce E. Zupa, Co-Trustees of the Edward S. Zupa Irrrevocable Gift Trust created September 22, 2000 recorded July 22, 2020 in Instrument No. 20200722-0080626, Register's Office for Davidson County, Tennessee.
d
This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No. 2 of West Nashville, as recorded in Plat Book 57, Page(s) 172.

Rights or claims of parties in possession not shown by the public record.

This is improved property located at 5605 and 5607 Ohio Avenue Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 31st day of March, 2021.

Hashtag, LLC, a Tennessee limited liability company

By: _____
G. Byran Fort, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared G. Byran Fort with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Hashtag, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of March, 2021.

_____
Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024