This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
File No. P21-29774

Karen Johnson Davidson County
Batch# 642554 **DEEDWARRSP**
05/24/2021 10:11:39 AM 2 pgs
Fees: $13.00 Taxes: $2,830.13

20210524-0069870

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Ryan Devin Shay	NEW OWNER	
213 Taylor Street #3		082092A01500CO
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 **Ryan Devin Shay** (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. 15 on the Plan of Second & Taylor Townhomes, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for Second & Taylor Townhomes, of record in Instrument No. 20180709-0066070, as 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 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 213 Taylor Street #3, 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

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 21 day of May, 2021.

G2T, LLC

BY: _____
Michael A. Hartley, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Michael A. Hartley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Secretary of **G2T, LLC**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21 day of May, 2021.

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

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$764,900.00**.

_____
Affiant

Subscribed and sworn to before me this 21 day of May, 2021.

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

_____
Notary Public

My Commission Expires: