THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34725-1 / Box #14

Karen Johnson Davidson County
Batch# 687870 DEEDWARRSP
07/30/2021 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $5,124.50
20210730-0102855

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Hashtag, LLC ATTN: Byran Fort 917 Caruthers Avenue Nashville TN 37204	New Owner	10503005400

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Green Legacy I Partnership, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Hashtag, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

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

Being all of the same property conveyed to Green Legacy I Partnership, a Tennessee General Partnership, by Quitclaim Deed dated April 21, 2016, from Mary Ann Green Harris, an individual, as to an undivided 25% interest (28/112); Mary Ann Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris as to an undivided 29.464% interest (33/112); Ellen Green Tipton, an individual, as to an undivided 10.714% interest (12/112); and Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler as to an undivided 34.822% interest (39/112) of record in Instrument No. 20160603-0055905, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Green Legacy I Partnership, a Tennessee General Partnership, by Quitclaim Deed from Mary Ann Green Harris, an individual; 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. _____202107300102854_____, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said 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.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of July, 2021.

Green Legacy I Partnership, a Tennessee general partnership

By: Mary Green Harris
Name: Mary Green Harris
Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Green Harris, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be the General Partner of Green Legacy I Partnership, a Tennessee general partnership, the within-named bargainor, and that she as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by herself as General Partner.

WITNESS my hand, at office, this 28th day of July, 2021.

Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,385,000.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 2021.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/21

EXHIBIT A
Legal Description

Tract 1:

LAND in Davidson County, Tennessee, being part of Lot No.73, on the Plan of Isaac Paul, of record in Plan Book 1, Page 134, Chancery Court at Nashville, and part of the Holt Property lying at the rear of said Lot 73, of record in Plan Book 1, Page 28, said Chancery Court, described as follows:

BEGINNING in the westerly margin of Third Avenue South, formerly South College Street, at its intersection with the southerly margin of Cameron Avenue, said corner being 51 feet southwardly from the southeast corner of Lot No. 71 in said Isaac Paul Plan; thence westerly along the southerly margin of Cameron Avenue, 143.4 feet, more or less, to the easterly margin of an alley 12 feet wide; thence with the easterly margin of said alley, southerly, parallel with Third Avenue South, 37.6 feet, more or less, to a point in said alley; thence easterly 144.15 feet, more or less, to the westerly margin of Third Avenue South; thence with same northerly 35 feet, more or less, to the beginning.

Tract 2:

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 74 and the southerly part of Lot No. 73 on the Plan of Paul's Elysian Grove, as of record in Plan Book 1, Page 134, Chancery Court at Nashville, and that part of the Holt property lying immediately in the rear of said parts of said Lot Nos. 73 and 74, as of record in Plan Book 1, Page 28, said Chancery Court, described together as follows:

BEGINNING on the westerly margin of the Third Avenue South, at the northeast corner of property conveyed to R. C. Cundiff, Jr. et ux by deed from Augusta Hasslock et al. of record in Book 1092, Page 101, Register's Office for said County; thence with said Avenue northwardly 49 ½ feet, more or less, to the southeast corner of the property conveyed to Porter Prater et ux, by deed from Stanley W. Luster, of record in Book 1349, Page 555, said Register's Office; thence with Prater's southerly line westwardly 144 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 49 ½ feet, more or less, to Cundiff's northwest corner; thence with his northerly line eastwardly 144 feet, more or less, to the beginning.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 10503005400. The Grantor's pro-rated portion of 2021 property taxes have been collected and paid as part of closing. The Grantee will be responsible for the balance of the 2021 property tax bill.

3. All matters as shown on the Plan of record in Plan Book 1, Page 134 and Plan Book 1, Page 28 (Chancery Court), Register's Office for Davidson County, Tennessee.

I, Andrew T. Wood, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2021.

Andrew T. Wood, Esq.
Date: July 29, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of July, 2021.

Notary Public
My commission expires: July 3, 2023

