THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34724-1 / Box #14

Karen Johnson Davidson County
Batch# 687870 DEEDWARRSP
07/30/2021 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $6,475.00
20210730-0102856

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Hashtag, LLC ATTN: Byran Fort 917 Caruthers Avenue Nashville TN 37204	New Owner	10503000700 10503000800

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 III 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 part of the same property conveyed to Green Legacy III Partnership, a Tennessee General Partnership, by Quitclaim Deed dated April 21, 2016, from Mary Ann Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris, as to an undivided 39.286% interest (11/28); Ellen Green Tipton, an individual, as to an undivided 14.286% interest (4/28); and Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler as to an undivided 46.428% interest (13/28) of record in Instrument No. 20160603-0055923, 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.

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

Green Legacy III Partnership, a Tennessee general partnership

By: Mary Green Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris, its General Partner

By: Mary Green Harris, Trustee
Mary Green Harris, Trustee

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 that she is the Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris (the "Trust"), and further acknowledged that the Trust is the General Partner of Green Legacy III Partnership, a Tennessee general partnership (the "Partnership"), the within-named bargainor, a Tennessee general partnership, and that she as such Trustee of the Trust, acting as General Partner of the Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the Partnership the name of the Trust by herself as Trustee.

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 $1,750,000.00.

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 I: 1032 4th Avenue South, Nashville, TN (Map/Parcel #10503000700)

LAND in Davidson County, Tennessee, being the northerly 35 feet of Lot No. 2 on the Plan of the Holt Property, as of record in Plan Book 1, Page 28, Chancery Court at Nashville.

SAID part of Lot No. 2 fronts 35 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and runs back 132 feet, more or less, on the southerly line and 131.85 feet on the northerly line, with the southerly margin of Cameron Avenue, to an alley measuring 35 feet thereon.

Tract II: 1034 4th Avenue South, Nashville, TN (Map/Parcel #10503000800)

LAND in Davidson County, Tennessee, being the southerly 12.6 feet of Lot No. 2 and the northerly 22.4 feet of Lot No. 3 on the Plan of the Holt Property, as of record in Plan Book 1, Page 28, Chancery Court at Nashville.

SAID parts of Lot Nos. 2 and 3 fronts together 35 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and run back between parallel lines 132 feet, more or less, to an alley.

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 10503000700 and 10503000800. 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 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

