Karen Johnson Davidson County
Batch# 696761 DEEDWARRSP
08/13/2021 10:18:30 AM 5 pgs
Fees: $28.00 Taxes: $7,400.00
20210813-0109480

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34840-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
TN Prop Co, LLC ATTN: Rob Bellenfant 3343 Perimeter Hill Dr. Suite 105 Nashville, TN 37211	New Owner	11803006100

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 II Partnership, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **TN Prop Co, 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 II Partnership, a Tennessee general partnership by Quitclaim Deed dated April 21, 2016, from Mary Ann Green Harris, an individual, as to an undivided 12.5% interest (14/112); Mary Ann Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris as to an undivided 25.893% interest (29/112); Ellen Green Tipton, an individual, as to an undivided 19.643% interest (22/112); Roberta Green Wheeler, an individual, as to an undivided 12.5% interest (14/112); and Roberta Green Wheeler, Trustee of the Mary Regan Green GST FBO Roberta Wheeler as to an undivided 29.464% interest (33/112), of record in Instrument No. 20160603-0055914, Register's Office for Davidson County, Tennessee. The property was further conveyed to Green Legacy II Partnership, a Tennessee general partnership by Quitclaim Deed dated August 12, 2021 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 FBO Roberta Wheeler, of record in Instrument No. 202108130109479, said Register's Office.

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 12 day of August, 2021.

Green Legacy II 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 II 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 12 day of August, 2021.

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

Notary Public
My Commission Expires: 11/8/21

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
12 day of August, 2021.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bransford Industrial Park, of record in Plat Book 4675, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof, and being further described as follows:

BEGINNING at a point in the northerly margin of Ligon Drive, at a corner common to both Lot Nos. 6 and 7 on said Plan; thence northerly with a line between Lot Nos. 6 and 7 and part of the westerly line of Lot No. 8, 177.04 feet to a point at the southeast corner of Lot No. 5; thence westerly with the line between Lot Nos. 5 and 6, 138.81 feet to a point in the easterly margin of Bransford Avenue; thence with said margin of Bransford Avenue, southerly 135.42 feet to a point, the beginning of a curve with a radius of 25 feet; thence southeasterly around said curve 39.27 feet to a point in the northerly margin of Ligon Drive; thence with said margin of Ligon Drive, easterly 139.35 feet to the point of BEGINNING.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 11803006100. Current year taxes have been prorated as part of closing and assumed by the Grantee.

2. All matters as shown on the Plan of record in Plat Book 4675, Page 72, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 3880, page 85, said Register's Office.

4. Deed of Conveyance for sanitary sewer, of record in Book 4503, page 948, said Register's Office.

5. Sewer and Water tap rights as stated in the Deed, of record in Book 4657, page 565, said Register's Office.

6. All Matters as shown on the ALTA/NSPS Land Title Survey of 2538 Bransford Avenue, Civil & Engineering Consultants, Inc., Michael K. Story, Tennessee R.L.S. #1989 dated July 9, 2021 as Project No. 313-814.

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 August 12, 2021.

Andrew T. Wood, Esq.
Date: August 12, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of August, 2021.

Notary Public
My commission expires: July 3, 2023

